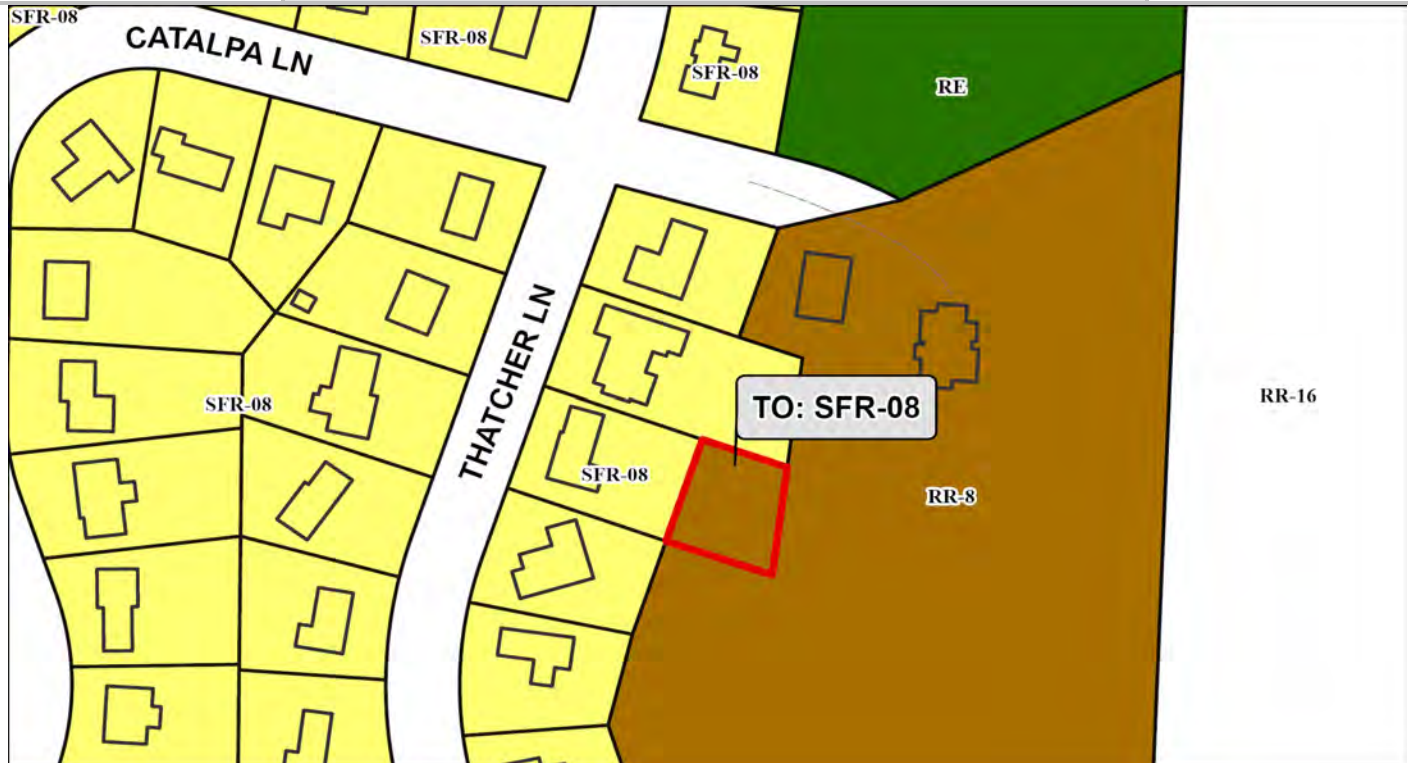


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> December 16, 2025 Report updated for the January 13, 2026 ZLR meeting		Petition 12225
	<u>Zoning Amendment Requested:</u> RR-8 Rural Residential District TO SFR-08 Single Family Residential District		<u>Town, Section:</u> DUNN, Section 16
	<u>Size:</u> 0.2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ROBERT FORLER
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 4111 CATALPA LANE



DESCRIPTION: Applicant Robert Forler would like to adjust a property line he shares with an adjacent land owner (Scot Berner) so that the neighbor can expand their residential lot. This petition would rezone 0.2 acres of land from RR-8 to SFR-08. A new two-lot certified survey map (CSM) will be recorded for the modified lots.

OBSERVATIONS: The proposed lots meet county ordinance requirements for lot size, public road frontage, building setbacks and lot coverage. Forler's lot can remain RR-8 because it will still be more than 8 acres in size.

COMPREHENSIVE PLAN: The applicant's property is located in the town's "limited service area" planning district, and the portion of land proposed to be added to the property is in the town's agricultural preservation area. Town plan policies allow for lot line adjustments between property owners, so long as they are consistent with other applicable plan policies (e.g., 2 acre maximum lot size). Pending any issues identified by the town, the proposed lot line adjustment appears reasonably consistent with plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental areas on or within 300 feet of the subject property, and the rezone is not expected to affect any sensitive areas.

DECEMBER 16TH ZLR HEARING: On December 16th, the ZLR Committee held a public hearing on the petition. There was no opposition. The Committee postponed action on the petition to allow more time for town action.

TOWN ACTION: The Town Board recommended approval on December 16th subject to the applicant recording the CSM.

STAFF RECOMMENDATION: Staff recommends approval subject to the CSM being recorded. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition.