
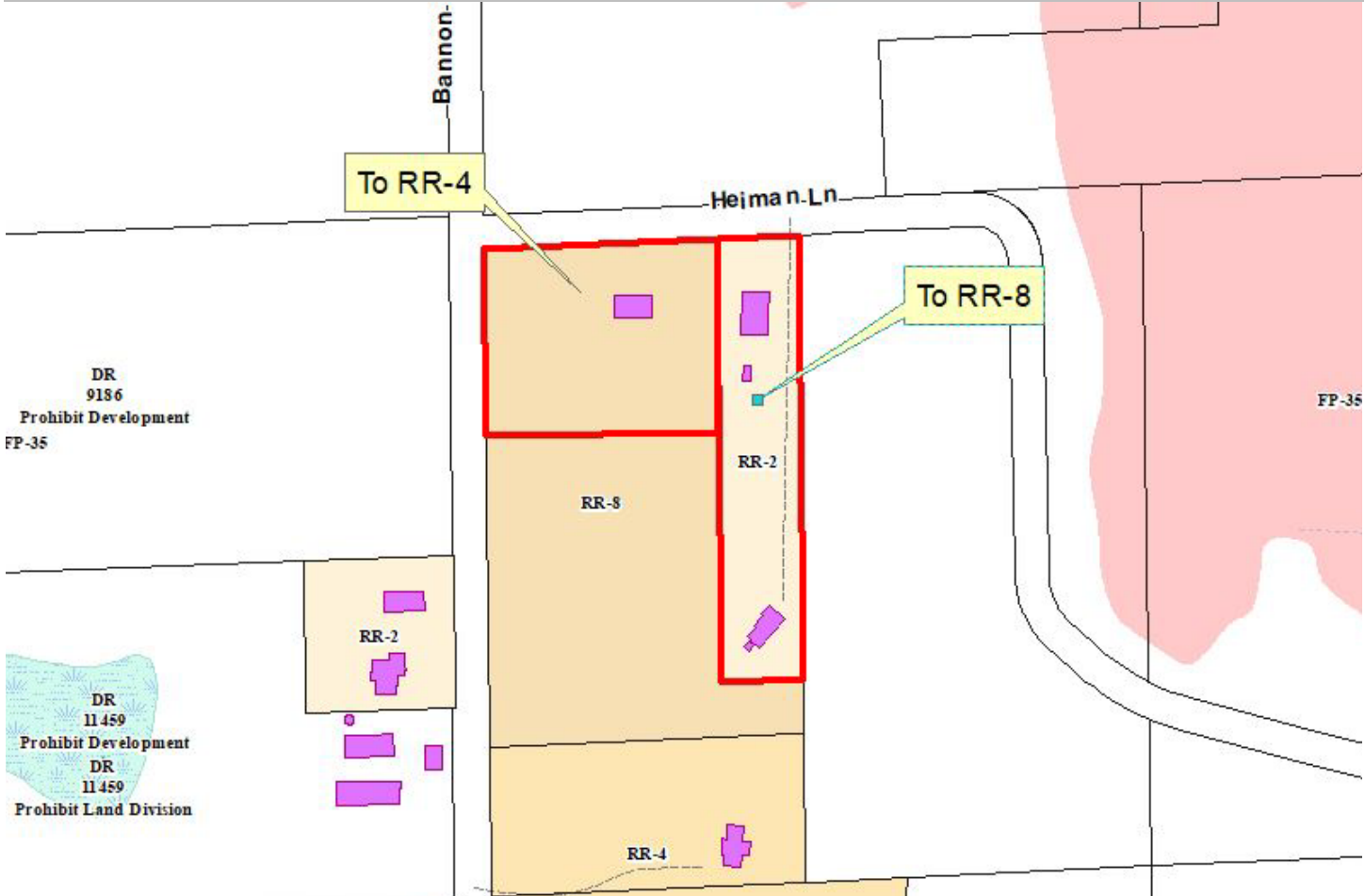


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> February 25, 2025	Petition 12138	
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District TO RR-8 Rural Residential District, RR-8 Rural Residential District TO RR-4 Rural Residential District	<u>Town, Section:</u> DEERFIELD, Section 14	
	<u>Size:</u> 3.1,4.0 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> SHAUN AND SARA ANDERSEN
	<u>Reason for the request:</u> RECONFIGURE TWO RESIDENTIAL LOTS BY ADJUSTING INTERIOR LOT LINE		<u>Address:</u> 363 AND 379 HEIMAN LN



DESCRIPTION: Applicant would like to reconfigure two existing residential lots. Both lots currently contain a house; the eastern lot also contains residential accessory buildings. The proposal would effectively swap which is the large lot and which is the small lot (see preliminary survey map in the application).

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements including lot size, building setbacks, and lot coverage by buildings. The property appears to be subject to the Village of Deerfield’s extraterritorial jurisdiction for review of the certified survey map.

When the application was submitted, Staff had observed that the eastern lot (363 Hejman Ln) appeared to have a landscaping business operating from the site based on aerial photos and information in Google Maps. However, staff has since verified that the business no longer operates there. There is no zoning concern or violation on the property.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. The proposed lot line adjustment would not result in any additional development and appears consistent with comprehensive 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 features on or within 300 feet of the subject property.

TOWN ACTION: The Town Board has recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the ZLR public hearing, staff recommends approval of the petition subject to the applicant recording the CSM for the new lot layout.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.