
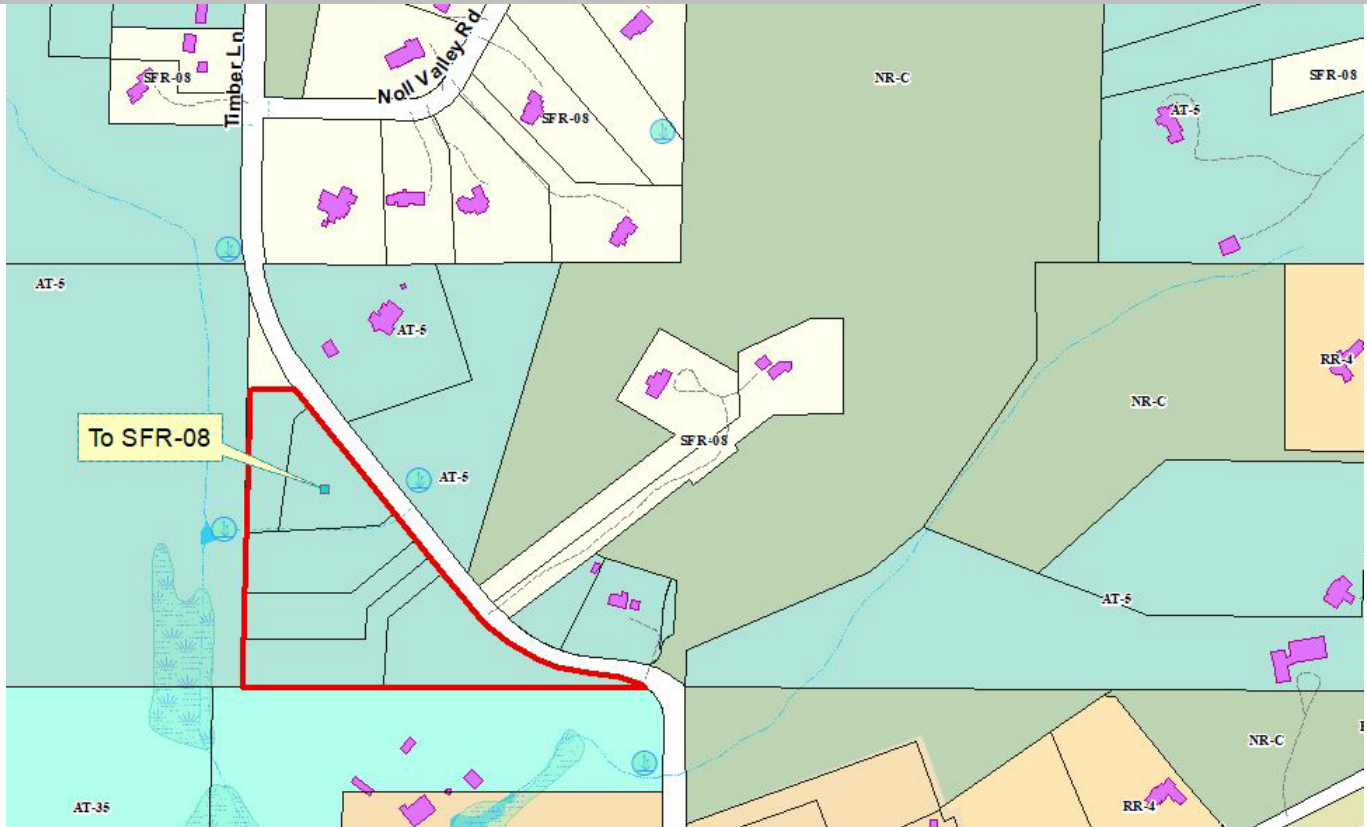


Staff Report  Zoning & Land Regulation Committee	Public Hearing: May 27, 2025		Petition 12166
	Zoning Amendment Requested: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District		Town, Section: MIDDLETON, Section 31
	Size: 12.2 Acres	Survey Required: No	Applicant: MULTIPLE OWNERS (C/O TOWN OF MIDDLETON)
	Reason for the request: BLANKET REZONE FOR VARIOUS PARCELS BASED ON TOWN ZONING POLICY		Address: TIMBER LANE



DESCRIPTION: A town-sponsored blanket rezone of six platted lots that were created in the town last year. Rezoning from AT-5 to SFR-08 in accordance with town comprehensive plan policies that require a zoning change for lots under 5 acres that are part of a certified survey map or subdivision plat.

OBSERVATIONS: This petition involves the six lots that are part of the Timber Lane Preserve Plat, which was approved by the town and county in 2024. The rezone would not affect the proposed use of these lots, though it would enable smaller minimum building setbacks from side and rear lot lines.

COMPREHENSIVE PLAN: Former policy in the Town was to go through the land division process first and catch up with the zoning one time per year, this led to some parcel size/use issues along the way. This is the last of the annual “catch-up” rezones, now rezone and land division will run concurrently. Current town practice is to have platted lots under 5 acres in size rezoned to SFR-08. Request appears consistent with the Town Comprehensive Plan. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: N/A (resource protection was addressed as part of the subdivision plat)

TOWN ACTION: The Town Board recommended approval with no conditions.

STAFF RECOMMENDATION: Subject to any comments at the public hearing, Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.