
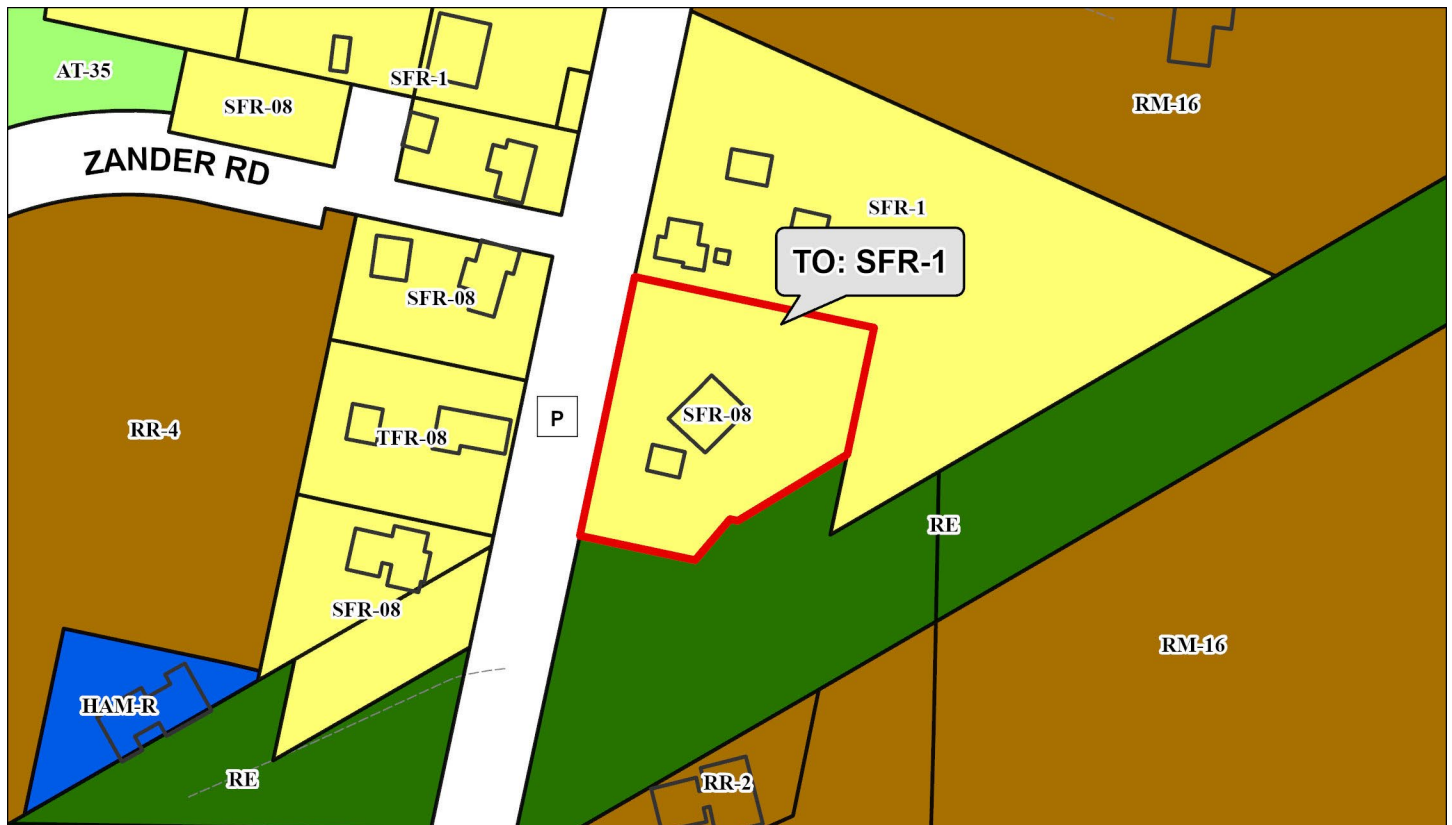


Staff Report  Zoning & Land Regulation Committee	Public Hearing: July 22, 2025		Petition 12184
	Zoning Amendment Requested: SFR-08 Single Family Residential District TO SFR-1 Single Family Residential District		Town, Section: SPRINGDALE, Section 4
	Size: 0.81 Acres	Survey Required: Yes	Applicant: BOLLIG TR, STEVE
	Reason for the request: Shifting of property lines between adjacent land owners		Address: 3122 COUNTY HIGHWAY P



DESCRIPTION: Applicant would like to reconfigure the two existing residential lots by reducing the northerly lot down to 1-acre in size.

OBSERVATIONS: The properties are adjacent to the Military Ridge Bike Trail. The lots currently have single-family residences on them. The reconfiguration will continue to have the septic systems on their respective lots.

COMPREHENSIVE PLAN: The Town Plan shows the property in a Residential planning area. The proposal does not impact land use or development and is, therefore, consistent with the Comprehensive Plan. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

RESOURCE PROTECTION: The easterly portion of the lot is in a mapped floodplain. The flood elevation is undefined (Zone A). It appears that the buildings are outside the flood hazard area.

COUNTY HIGHWAY DEPT: CTH P is not a controlled access highway. No new access will be permitted on CTH P except for the existing accesses to Lot 1 and Lot 2. Any change of use, reconstruction, or modifications of the existing accesses requires a permit from the Highway Department. Additional lands may need to be dedicated to the public for highway purposes.

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

STAFF RECOMMENDATION: Staff recommends approval of the rezoning petition subject to the recording of a certified survey map.

Please contact Roger Lane at (608) 266-9078 or lane.roger@danecounty.gov if you have questions about this petition or staff report.