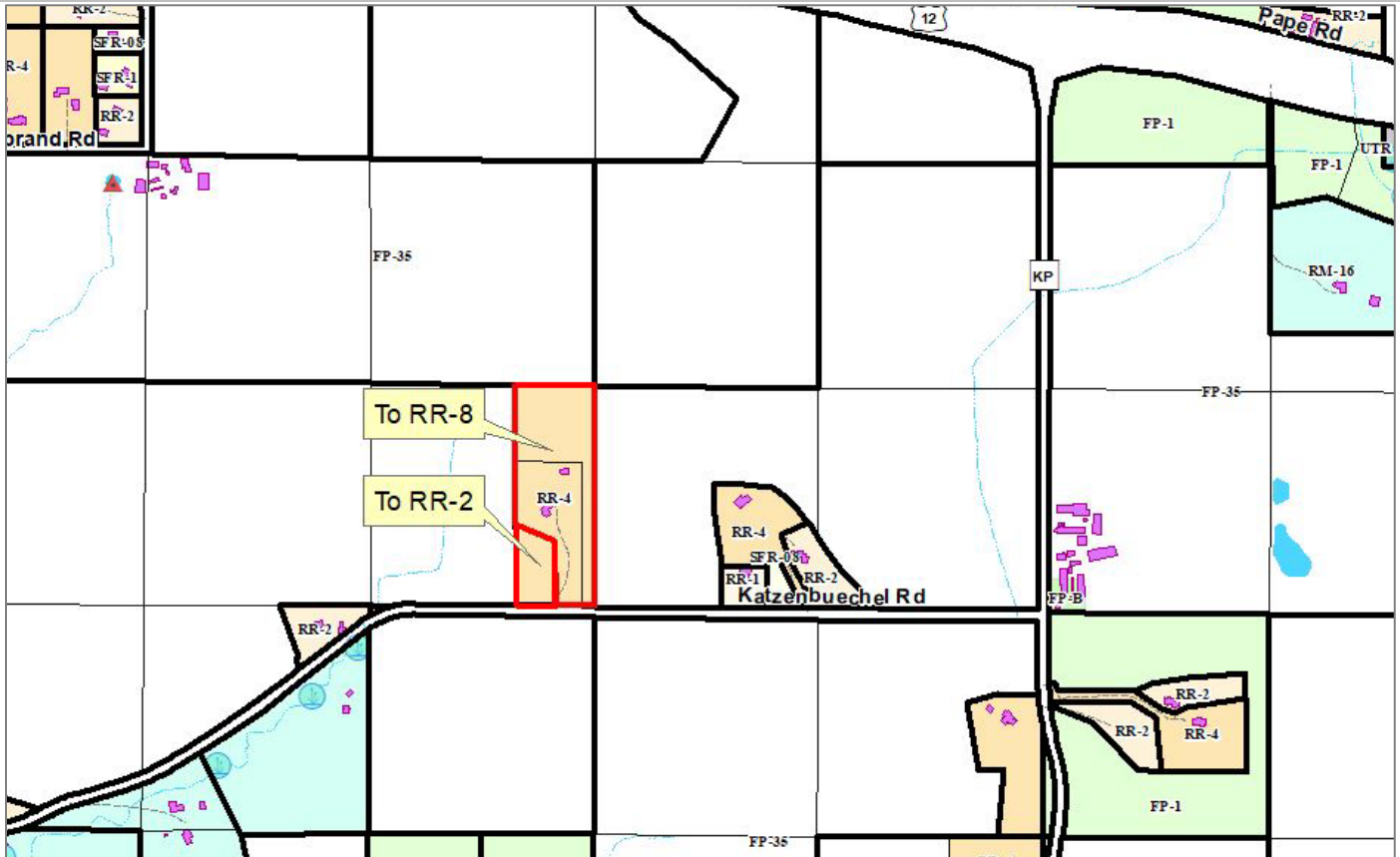


**Staff Report**
**Zoning & Land  
Regulation  
Committee**
Public Hearing: **May 27, 2025**
Zoning Amendment Requested:
**RR-4 Rural Residential District TO RR-2 Rural Residential District,  
and RR-8 Rural Residential District**
Size: **2.03,12.2 Acres**
Survey Required: **Yes**
Reason for the request:
**Shifting of property lines between adjacent land owners**
**Petition 12155**
Town, Section:
**ROXBURY, Section 33**
Applicant:
**JAMES S SLATTERY**
Address:
**8848 KATZENBUECHEL RD  
AND LANDS EAST**


**DESCRIPTION:** Jim Slattery would like to reconfigure his two existing residential lots. They are currently zoned RR-4; the new lot layout would be done with a new certified survey map (CSM) and would result in one 2-acre vacant lot with RR-2 zoning and one 12.2-acre lot for the existing home with RR-8 zoning. His goal is to move the second buildable lot closer to Katzenbuechel Road, in the southwest corner of his land.

The property currently consists of two CSM lots, plus two acres that Slattery previously acquired in order to save an old oak tree. The acquisition of the two acres is considered an illegal land division; this proposed rezone and CSM would bring the property into full compliance with county ordinances. The lots are intended to have separate driveways, subject to the town's approval.

**OBSERVATIONS:** The request is 2 former substandard parcels in the Agricultural Preservation District. Per the Town Plan "Allow for a total of one new dwelling unit on all such parcels that were less than 35 acres in size as of July 26, 1978 and do not contain an existing dwelling unit." Request is consistent with the Town Policy.

**COMPREHENSIVE PLAN:** The property is in the farmland preservation area of the Town Comprehensive Plan and is consistent with the Town's Density Policy for sub-standard lots. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [Kodl.Curt@danecounty.gov](mailto:Kodl.Curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** In February, the Town Board recommended approval of the petition with no special conditions.

**STAFF RECOMMENDATION:** Pending 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](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.