
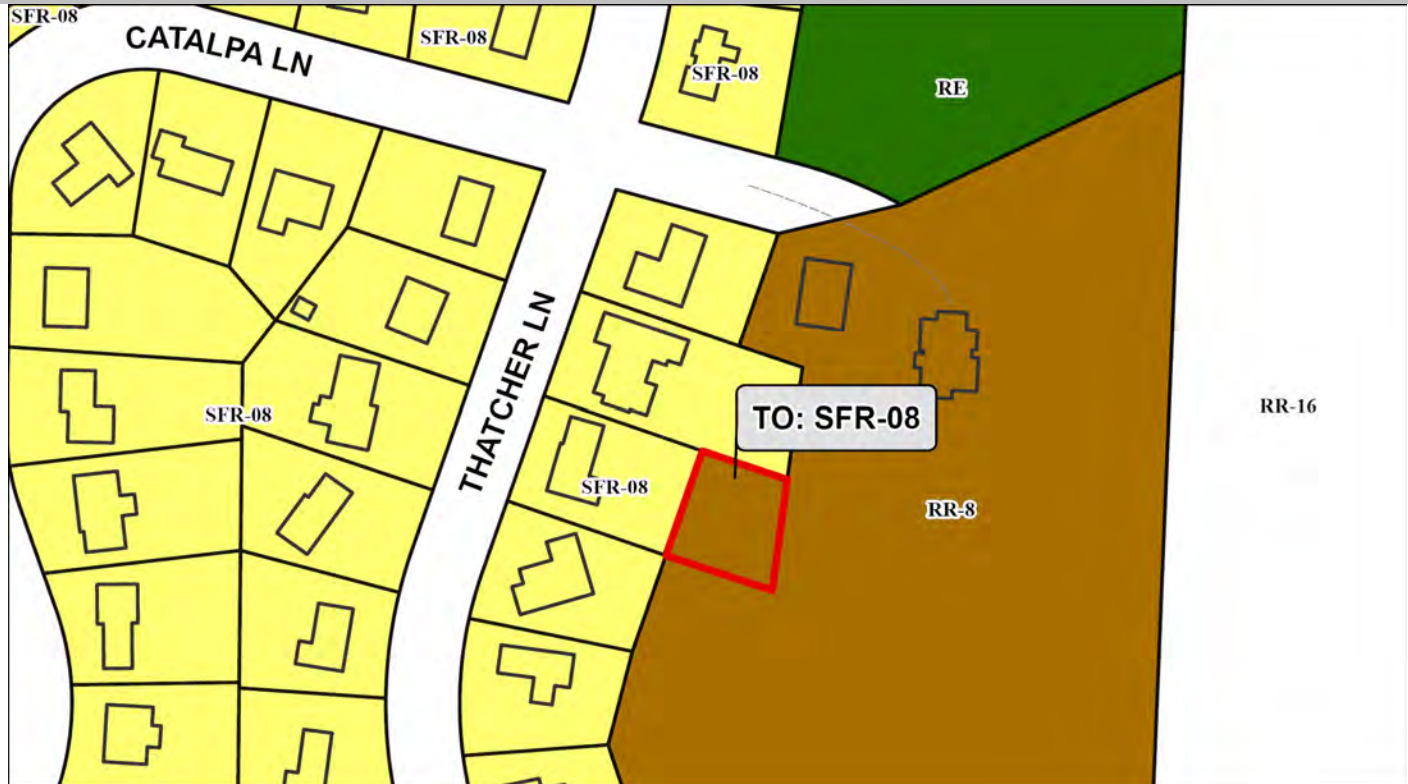


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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>December 16, 2025</b>   |                                    | <b>Petition 12225</b>                            |
|   | <u>Zoning Amendment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



**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](mailto: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.

**TOWN ACTION:** Pending (town meeting scheduled for December 16<sup>th</sup>).

**STAFF RECOMMENDATION:** Staff recommends postponement at this time, to allow time for town action per the ZLR Committee’s adopted rules and procedures. Pending town action, and any comments at the public hearing, staff would recommend approval subject to the CSM being recorded. 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.