

Staff Report

Zoning & Land
Regulation
Committee

Public Hearing: July 28, 2026

Zoning Amendment Requested:

SFR-08 Single Family Residential District TO NR-C Natural Resource Conservation District

Size: 3.31 Acres

Survey Required: Yes

Reason for the request:

RECONFIGURATION OF BUILDABLE LOTS AND CREATION OF NR-C LOT

Petition 12308

Town, Section:

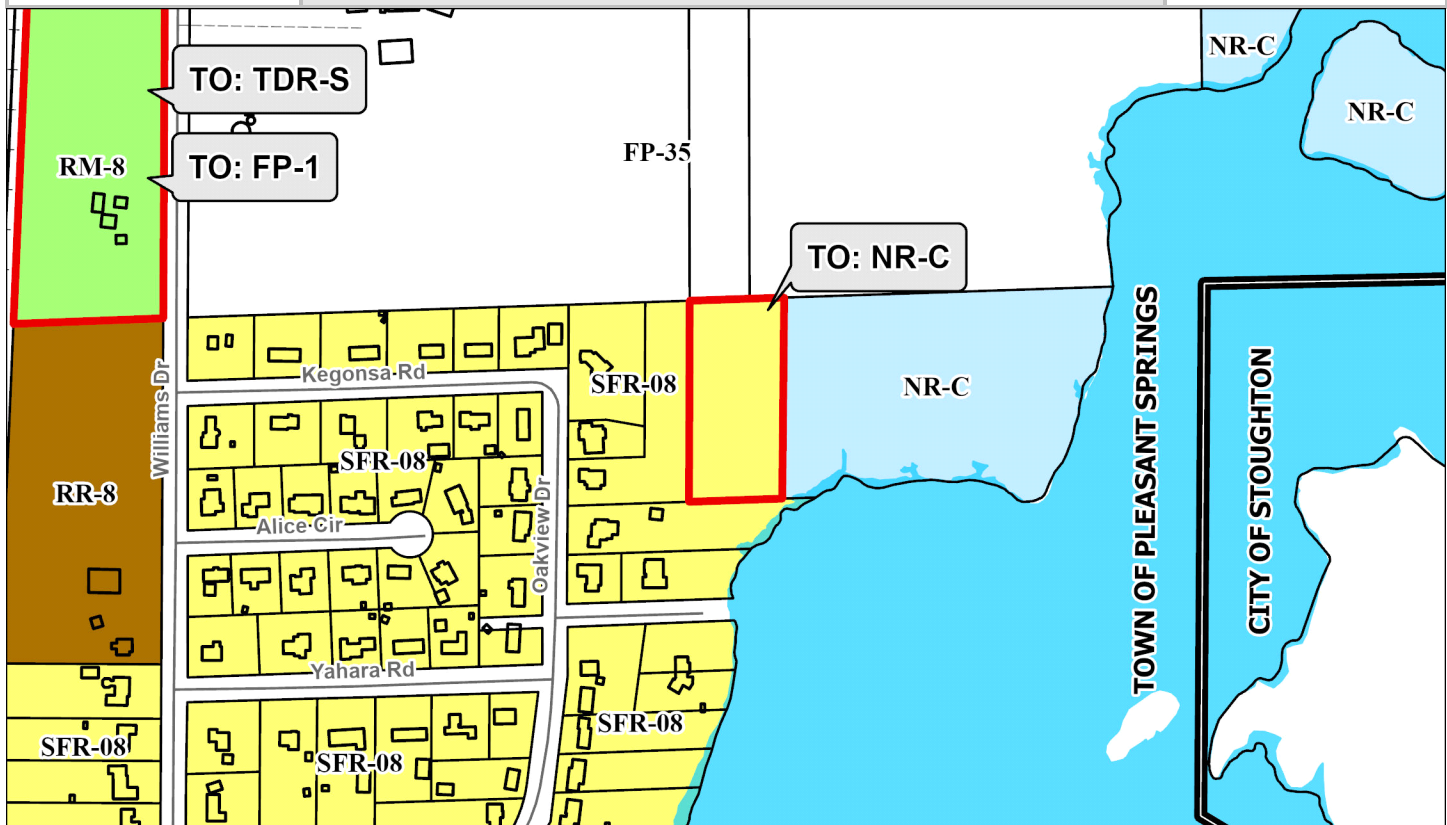
**PLEASANT SPRINGS,
Section 32**

Applicant:

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Address:

1832 OAKVIEW DR



DESCRIPTION: Applicant proposes to reconfigure the boundaries between two existing SFR-08 residential lots and an NR-C (Natural Resource Conservation) zoned parcel pursuant to a family will. A three-lot certified survey map (CSM) would be recorded to reconfigure the properties. The NR-C lands would be expanded and included as a third lot, to remain in open space preservation use. No new development is proposed with this petition.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements for lot size, land use, building setbacks, and lot coverage by buildings. The existing NR-C lands consist entirely of mapped floodplain/floodway and associated wetlands/hydric soils. The area proposed to be rezoned to NR-C would provide consistent zoning for lands that could not be developed due to the sensitive environmental features present on the property.

Proposed Lot 3 (NR-C lot) would not have road frontage onto Oakview Drive, but instead accessed via easement across proposed Lot 2. A waiver from the road frontage requirement of the county CH. 75 subdivision code would be needed for proposed Lot 3.

COMPREHENSIVE PLAN: This petition is in the town's Lake Kegonsa and Lower Yahara River Residential planning area and is subject to the land use policies related to that designation. Comprehensive plan policies for this area primarily address the town's objectives to protect water quality and the character of existing neighborhoods. Since this proposal would not result in any new development and proposes zoning consistent with environmental limitations property, it appears to be reasonably consistent with the goals, objectives of policies of the comprehensive plan. 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 areas of resource protection corridor associated with the Yahara River floodplain/floodway located on the subject property. No development is proposed, and the requested NR-C zoning is the most restrictive zoning category for such sensitive environmental areas.

TOWN ACTION: Town Board recommends approval, with no conditions.

STAFF RECOMMENDATION: Pending committee consideration and action on the associated road frontage waiver request, staff recommends approval of the petition 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.