

**Staff Report**



**Zoning & Land Regulation Committee**

Public Hearing: **May 5, 2026**

Zoning Amendment Requested:

**RR-4 Rural Residential District TO RR-2 Rural Residential District**

Size: **4.6 Acres**

Survey Required: **Yes**

Reason for the request:

**DIVIDE EXISTING RESIDENTIAL LOT INTO TWO LOTS**

**Petition 12255**

Town, Section:

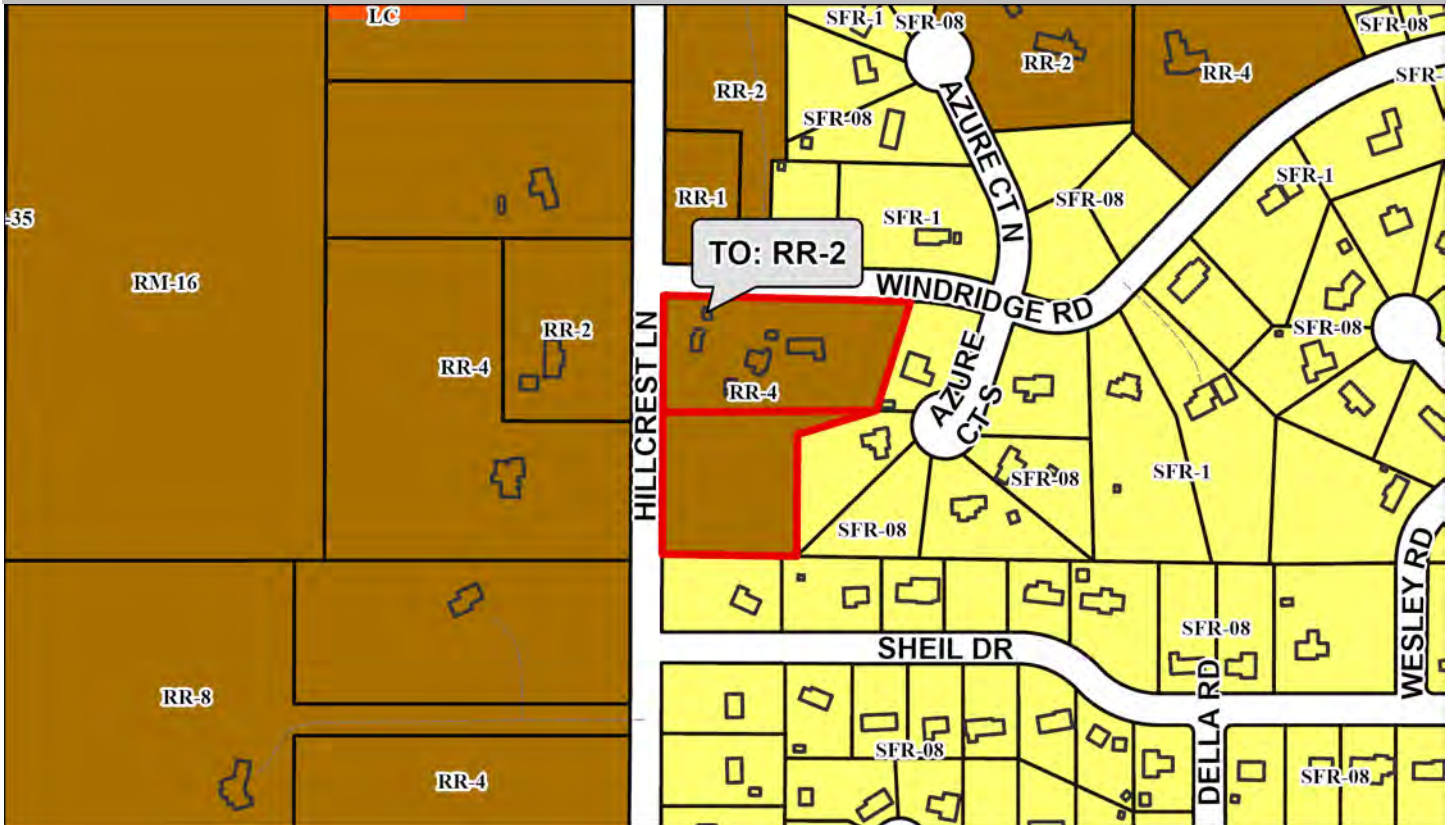
**OREGON, Section 16**

Applicant:

**SCOTT TEMPLETON**

Address:

**930 HILLCREST LANE**



**DESCRIPTION:** Scott Templeton proposes to divide an existing 4-acre residential lot zoned RR-4 into two 2-acre lots with RR-2 zoning. The proposed northern lot contains the existing residence and accessory buildings.

**OBSERVATIONS:** The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. Lot 2 would have an unusual shape in the east end; one factor behind this is the minimum two-acre lot size based on the designation in the town land use plan. The property is subject to the Village of Oregon’s extraterritorial jurisdiction for land division reviews.

**COMPREHENSIVE PLAN:** This petition is in the town’s Traditional development planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives, and policies related to residential and redevelopment in the town plan. This change is consistent with the surrounding land uses. The proposal is subject to Village of Oregon ETJ.

For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [VanBelleghem.Bridgit@danecounty.gov](mailto:VanBelleghem.Bridgit@danecounty.gov).

**RESOURCE PROTECTION:** No sensitive environmental resources exist within 300 feet of the subject property.

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

**STAFF RECOMMENDATION:** 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.