

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **August 25, 2026**

Zoning Amendment Requested:

AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District

Size: **12.82 Acres**

Survey Required: **No**

Reason for the request:

CREATION OF SEVEN LOT RESIDENTIAL SUBDIVISION

Petition 12324

Town, Section:

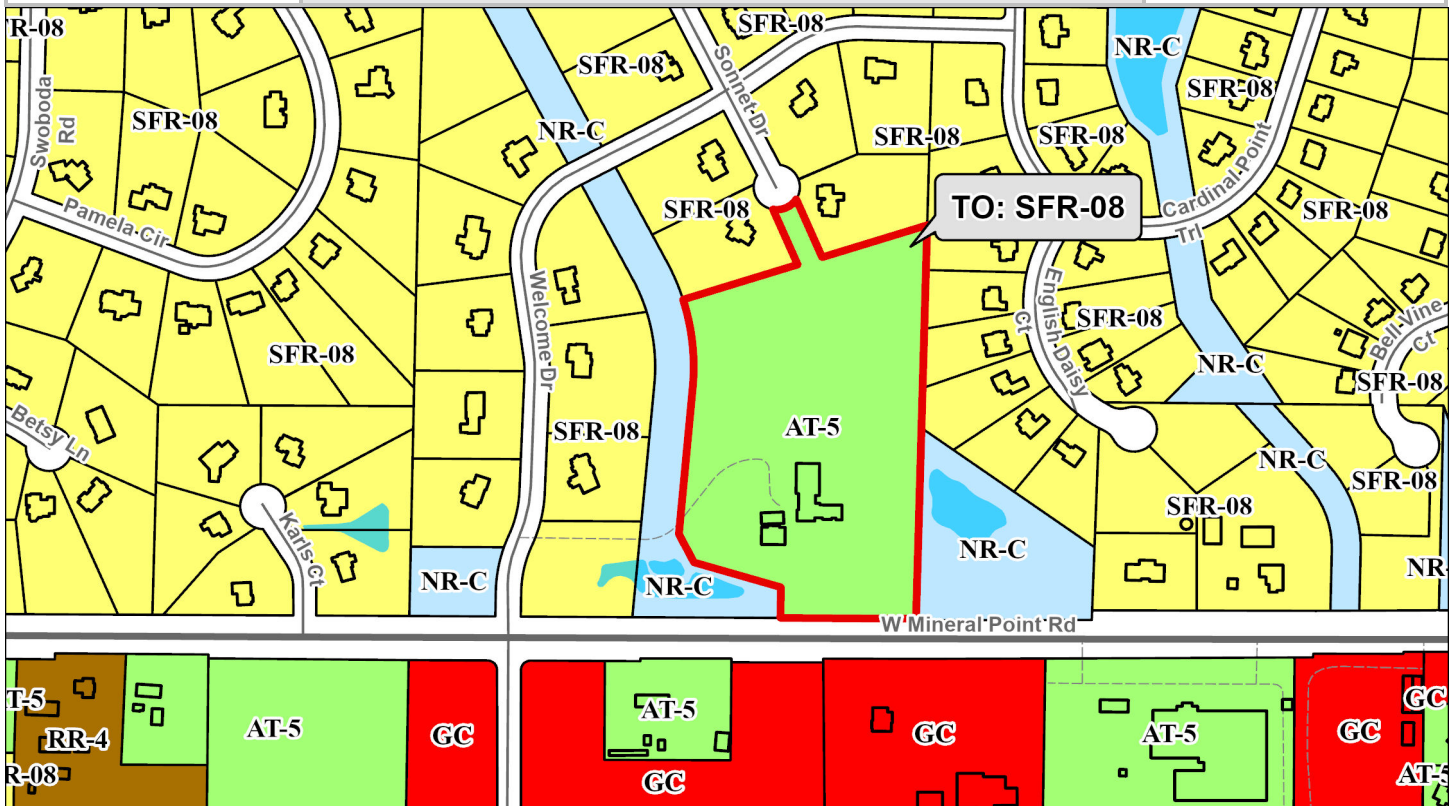
MIDDLETON, Section 19

Applicant:

KIG PROPERTIES LLC

Address:

**7672 W MINERAL
POINT RD**



DESCRIPTION: Applicant would like to add seven residential lots to the end of Sonnet Drive. The rezone will be followed by a subdivision plat. Proposed lot sizes vary between 1.5 and 2 acres.

OBSERVATIONS: These lands previously housed a nursing facility with access via W Mineral Point Rd which was relocated to Welcome Dr. The facility structures and access to Welcome Drive would be removed as part of this proposal and the newly created lots would be accessed via an extension of Sonnet Dr. The land uses surrounding the proposed subdivision are primarily single family residential on the north side of W Mineral Point Rd, and commercial on the south. The proposed lot configurations meet county ordinance requirements, including lot size, public road frontage.

COMPREHENSIVE PLAN: This petition is in the town's Residential/Agricultural planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential development. Town policy is to put platted residential lots into SFR-08 regardless of size. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental resources within 300 feet of the subject property.

TOWN ACTION: Town Board recommends approval subject to the approval and recording of the First Addition to Sauk Point Estates Final Plat.

STAFF RECOMMENDATION: Staff recommends approval subject to the applicant submitting plat for approval and recording it with the Register of Deeds. For questions on this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov.