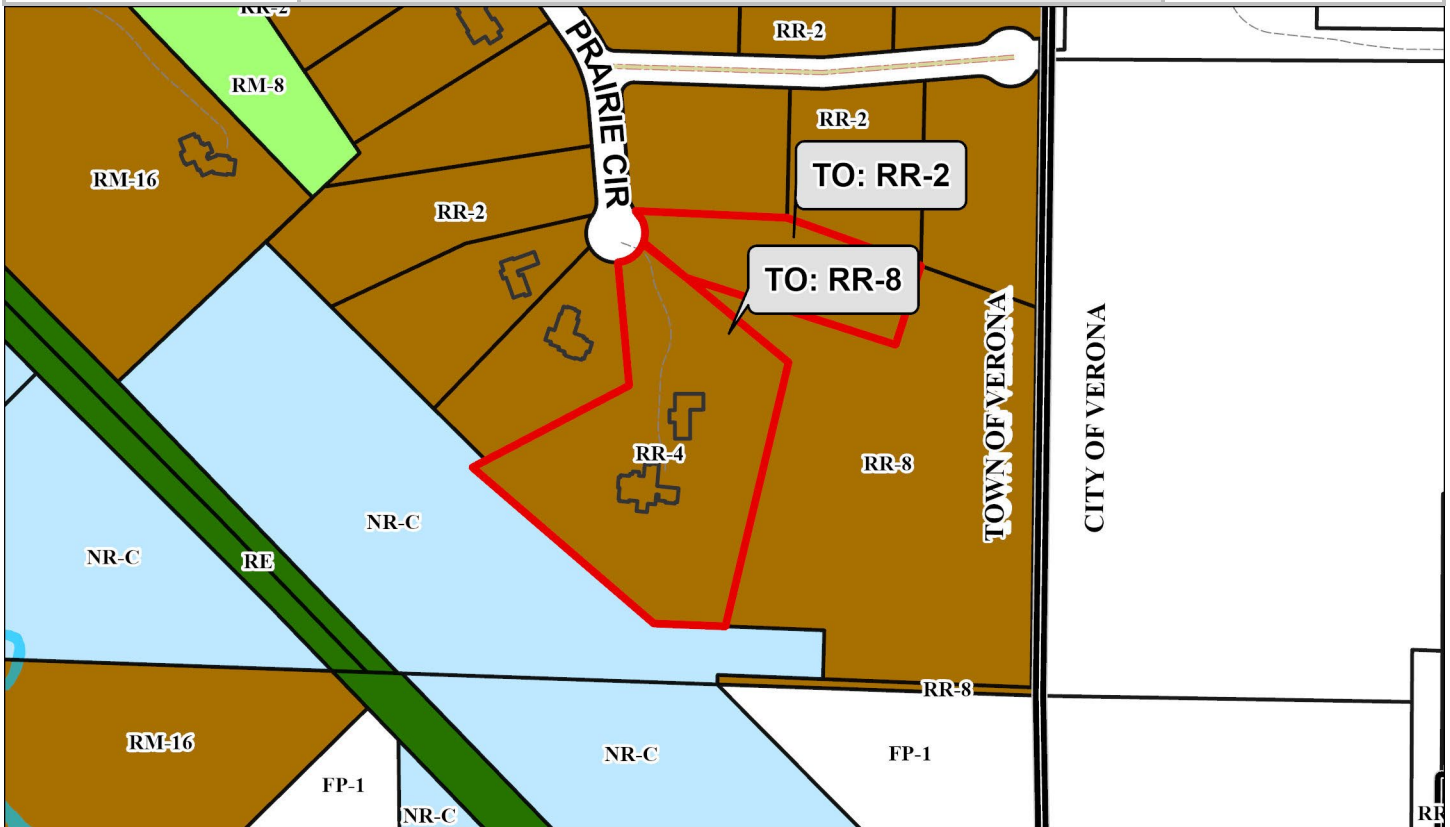


Staff Report**Zoning & Land
Regulation
Committee**Public Hearing: **November 25, 2025**Zoning Amendment Requested:**RR-8 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District**Size: **2.0,5.88 Acres**Survey Required: **Yes**Reason for the request:**MODIFY TWO EXISTING RESIDENTIAL LOTS****Petition 12218**Town, Section:**VERONA, Section 7**Applicant:**TIMOTHY AND LINDA
SWEENEY**Address:**2746 PRAIRIE CIRCLE**

DESCRIPTION: Applicants Tim and Linda Sweeney would like to modify two existing residential lots, to add land to their existing lot (currently 5.9 acres and zoned RR-4), and reduce the size of the other lot (currently 11.8 acres, vacant and zoned RR-8). The lots are Lot 7 and 8 of the Prairie Circle subdivision that was created in 2020. This petition would result in the Sweeneys having a 15.7-acre lot with RR-8 zoning, and a vacant 2-acre lot with RR-2 zoning.

OBSERVATIONS: The proposed lot reconfiguration would meet county ordinance requirements for the applicable zoning districts, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The petition notes that a new shed is planned for the larger lot, which is already improved. The lot would have ample space for additional accessory buildings. The [RR-8 zoning district](#) allows for one single-family residence per parcel, small-scale farming, and other residential accessory uses.

The property is within 1.5 miles of the City of Verona's border. However, under the boundary agreement between the Town and City this property is located within "Area C" which is a Town Protected Area. The City does not exercise its extraterritorial jurisdiction (ETJ) for land divisions in this area.

COMPREHENSIVE PLAN: This proposal is consistent with the Comprehensive Plan. No change in land use is proposed. No new density units used. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: GIS maps and the Prairie Circle plat show an intermittent stream on the property. However, the stream has been determined to be non-navigable, so shoreland zoning regulations will not apply to future development on these lots.

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

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording the new CSM.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.