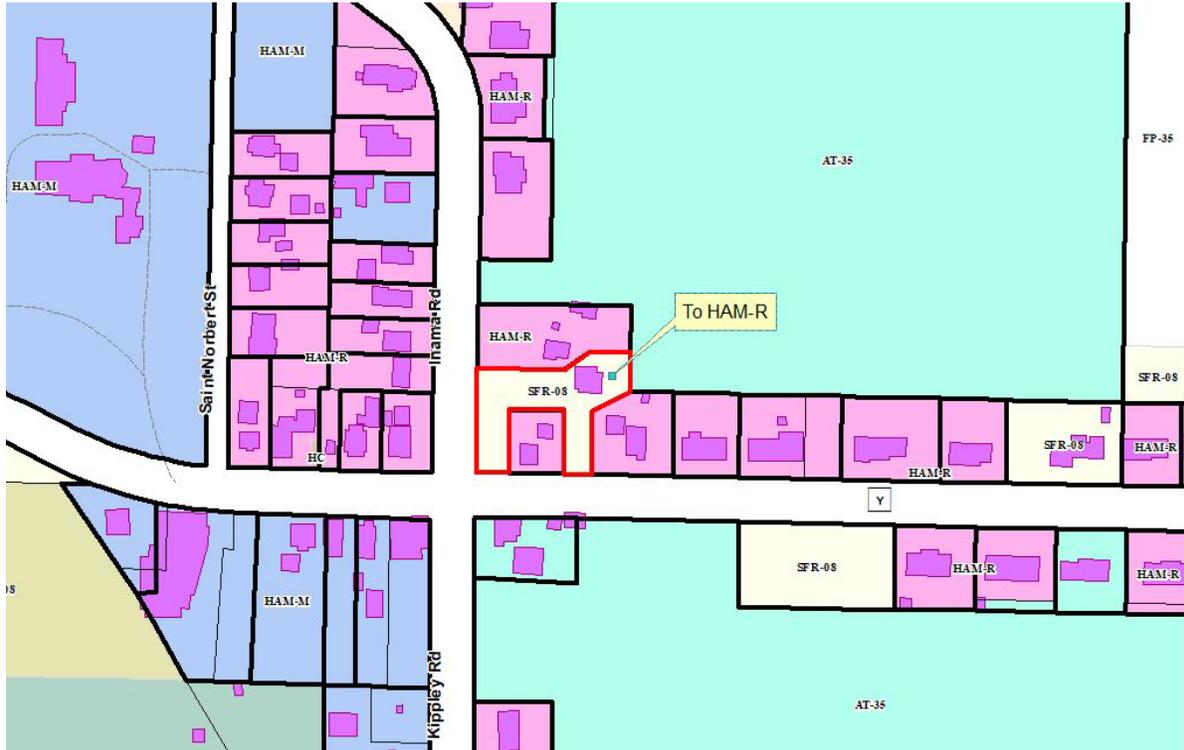


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> April 22, 2025</p>	<p>Petition 12151</p>
	<p><u>Zoning Amendment Requested:</u> SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District</p>	<p><u>Town, Section:</u> ROXBURY, Section 16</p>
	<p><u>Size:</u> 0.54 Acres</p>	<p><u>Survey Required:</u> Yes</p>
	<p><u>Reason for the request:</u> Shifting of property lines between adjacent land owners</p>	



DESCRIPTION: James and Karen Breunig would like to shift a property line between the two lots that they own. The zoning of the southerly lot needs to be changed to HAM-R in order to shift the property line. Their goal is to adjust the property line; demolish the two existing homes on the lot; and construct one new house.

HIGHWAY ACCESS: County Highway Y is regulated by the Dane County Highway Department. No access points are located on Hwy Y. The Dane County Highway Department suggested that the existing southerly driveway be removed due to its close proximity to the Inama Road/County Highway Y intersection.

COMPREHENSIVE PLAN: The property is located within the Roxbury Limited-Service Area. The Roxbury Limited-Service Area consists of a cluster of approximately 70 single-family homes served by public sewer. Minimum lot size for the area is 12,000 square feet. The reconfiguration complies with the Town Plan requirements.

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

TOWN ACTION: The Roxbury Town Board recommended approval of the zoning change with no conditions.

STAFF RECOMMENDATION: : Pending any comments at the public hearing, staff recommends approval of the petition subject to the applicant recording a CSM showing the new lot configuration.

Please contact Roger Lane at (608) 266-9079 or lane.roger@danecounty.gov if you have questions about this petition or staff report.