
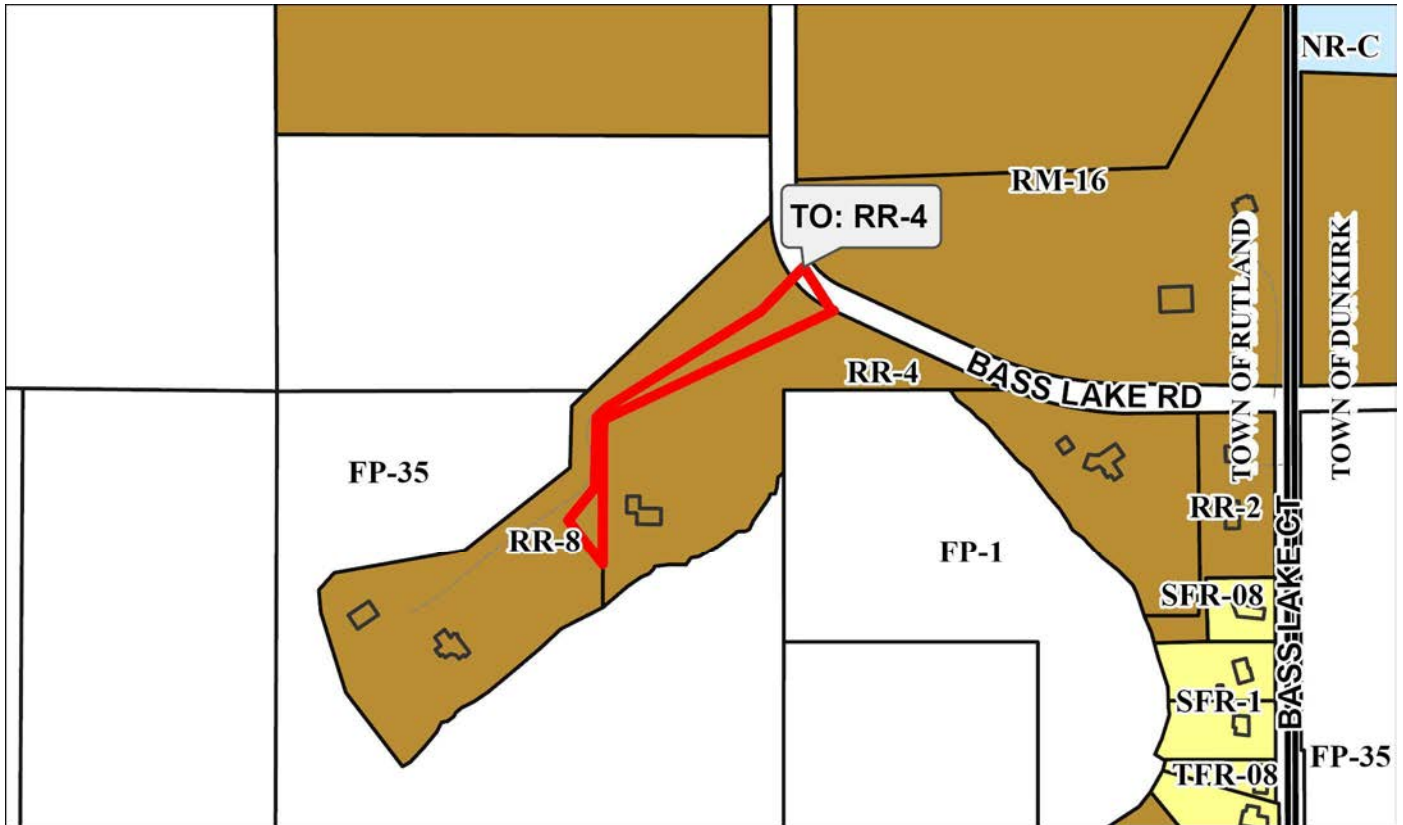


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 18, 2024	Petition 12054
	<u>Zoning Amendment Requested:</u> RR-8 Rural Residential District TO RR-4 Rural Residential District	<u>Town, Section:</u> RUTLAND, Section 24
	<u>Size:</u> 1.3 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners	
		<u>Applicant:</u> WENDY KRAUSE & BOB CRAIG
		<u>Address:</u> 811 BASS LAKE ROAD



DESCRIPTION: Applicants Wendy Krause and Bob Craig would like to adjust a lot line shared with their neighbors, the Kish Family Trust. The proposal would add some of the Kish property to the Krause/Craig lot. Because the two lots have different zoning districts based on lot size, the land being transferred must be rezoned from RR-8 to RR-4, and a new certified survey map (CSM) recorded for the new lots. No new construction nor change to the current driveway access is proposed with this petition.

OBSERVATIONS: The proposed lot configuration meets the requirements of the zoning districts, including lot size and building setbacks. Both lots have the required public road frontage, though they share a driveway for access onto Bass Lake Road.

The property is subject to the City of Stoughton’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The subject property is located in the town’s agricultural preservation area. No new development is being proposed, and the lot line adjustment appears consistent with comprehensive plan policies.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan.majid@danecounty.gov.

RESOURCE PROTECTION: The properties are subject to shoreland zoning requirements due to their location on Bass Lake. No additional comments; no new construction is proposed.

TOWN ACTION: On June 5, 2024 the Town Board recommended approval of the rezone with no conditions.

STAFF RECOMMENDATION: Pending any concerns raised at the ZLR public hearing, 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.