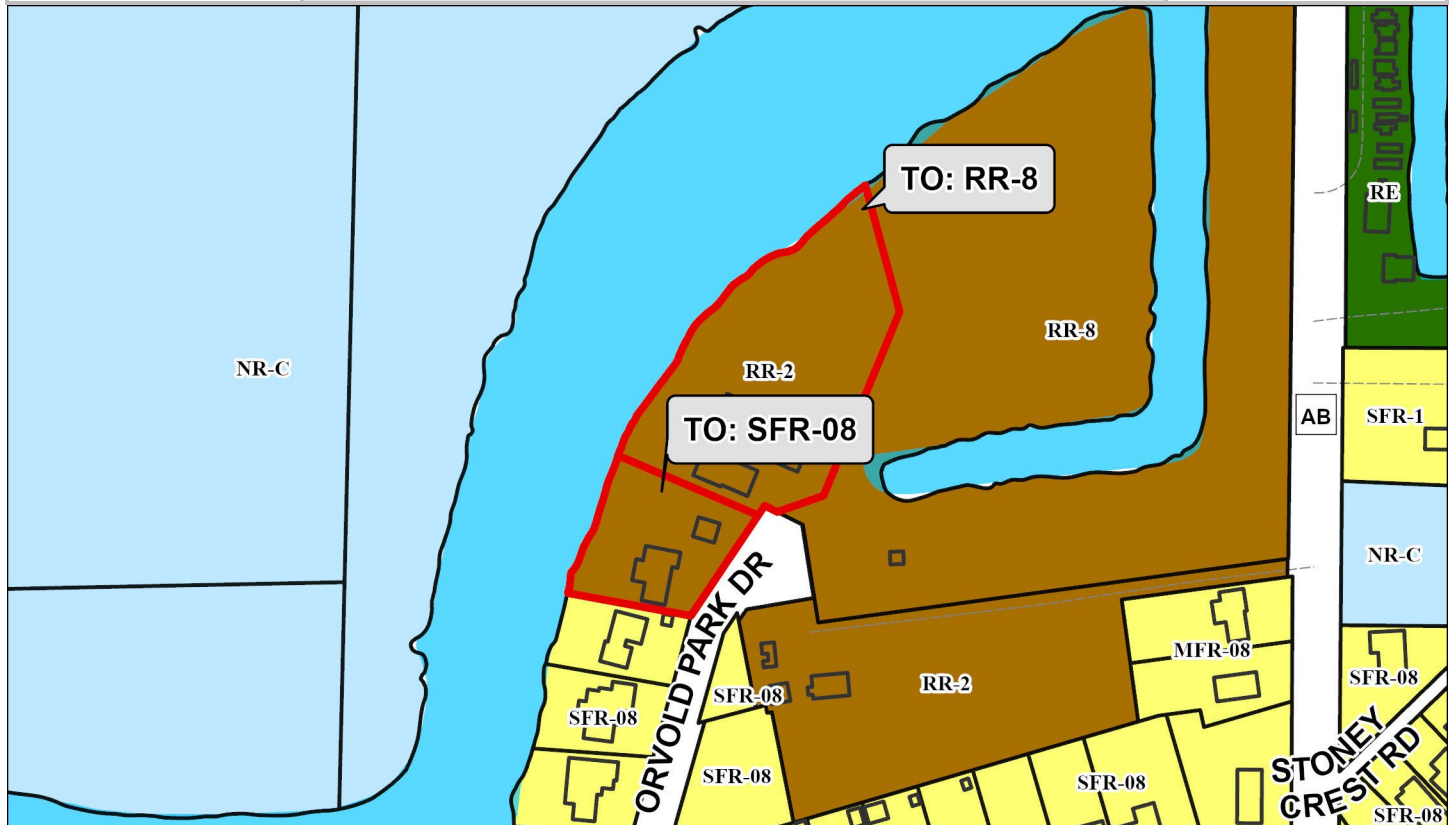


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12204
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District TO SFR-08 Single Family Residential District, RR-2 Rural Residential District TO RR-8 Rural Residential District		<u>Town, Section:</u> DUNN, Section 14
	<u>Size:</u> 0.79,2.19 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> THOMAS E DUFFY
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 3475 ORVOLD PARK DRIVE



DESCRIPTION: Thomas Duffy proposes to reconfigure his two existing lots, to reduce the size of the residential lot that contains the house, and increase the size of the RR-8 property to include the existing barn building. No new lots would be created with this petition.

OBSERVATIONS: The proposed lot arrangement conforms to county ordinance requirements, including lot size, lot width (minimum 100 feet in shoreland zoning), building setbacks, and lot coverage by buildings.

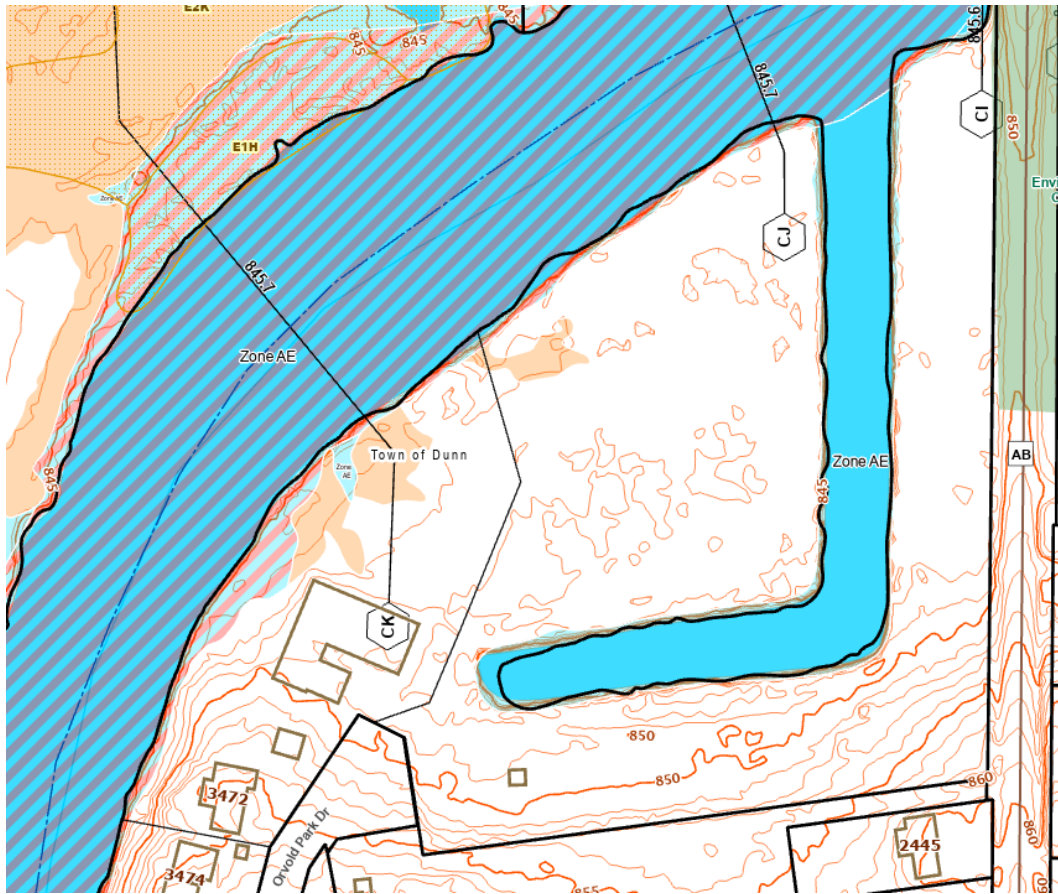
The land within the proposed RR-8 lot currently contains a large horse barn building and no residence (the property has been used to raise Belgian draft horses). The application states that Lot 2 will be used for farming and to build a future house in the location of the existing barn, which will be removed. RR-8 zoning does not allow for commercial land uses.

The property appears to be within the City of Madison’s extraterritorial jurisdiction for land division reviews.

DANE COUNTY HIGHWAY: Dane County Highway Department will provide comments on the CSM as part of the land division review. Applicants might expect to dedicate 40 feet for right-of-way along the west side of Highway AB.

COMPREHENSIVE PLAN: The property is located in the town’s limited (sanitary sewer) service area. The proposed lot line adjustment appears reasonably 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 property has environmental constraints due to wetlands and floodplain; however the SFR-08 lot is already developed and the RR-8 lot has ample upland area for a future home to be built there outside of environmentally sensitive areas. FEMA Floodplain is mapped along the edge of the property near the river (Zone AE with base flood elevation 845.7 feet above sea level). Most of the property is 2 or 3 feet above the base flood elevation (see below).



TOWN ACTION: Town has recommended approval, conditioned on the CSM being recorded. The town also requested edits to the labels and hatching on the initial CSM and rezone exhibit, which the applicants have provided.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval 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.