
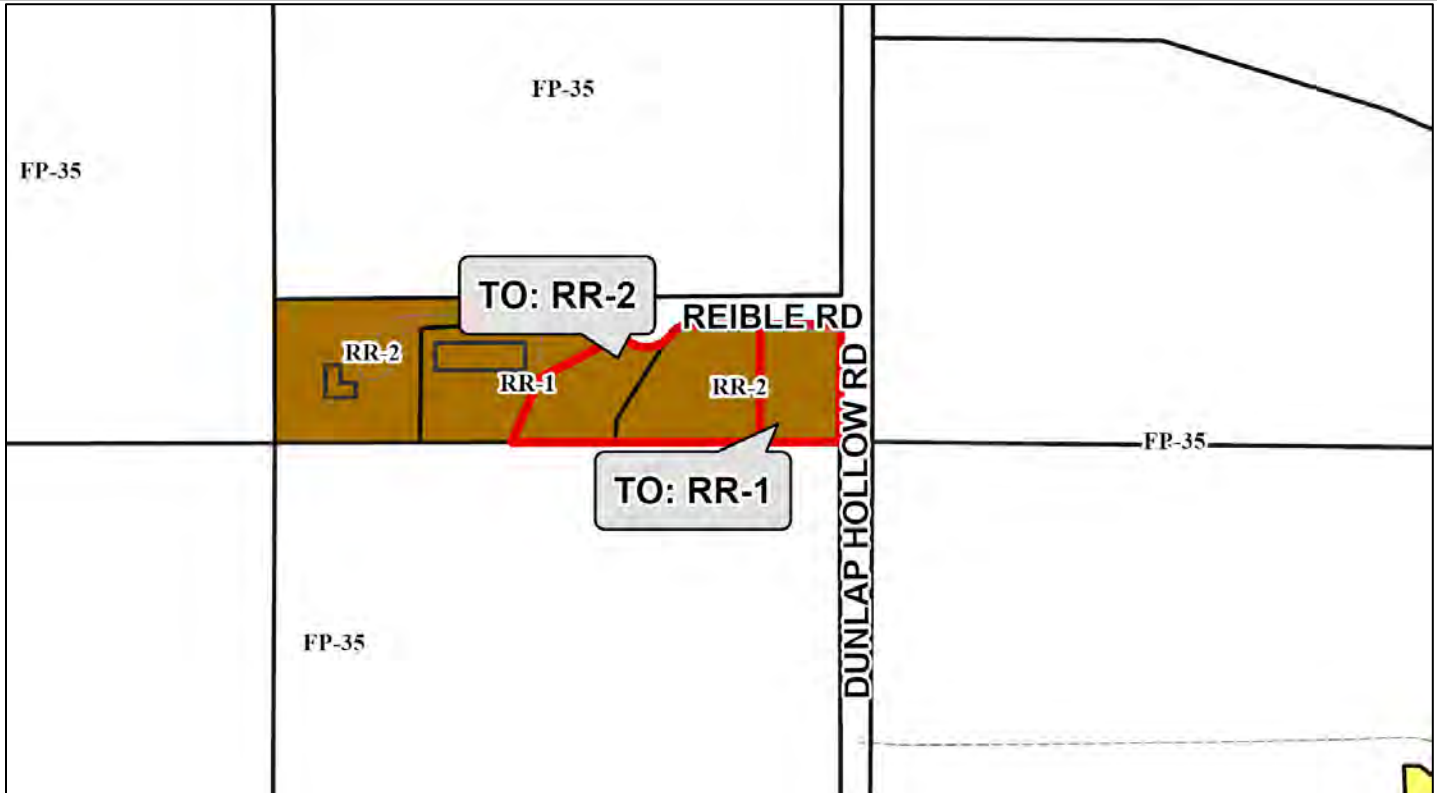


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026		Petition 12268
	<u>Zoning Amendment Requested:</u> RR-1 Rural Residential District TO RR-2 Rural Residential District, RR-2 Rural Residential District TO RR-1 Rural Residential District		<u>Town, Section:</u> ROXBURY, Section 19
	<u>Size:</u> 2.53,1.10 Acres	<u>Survey Required:</u> Yes	
	<u>Reason for the request:</u> Shifting property lines between existing residential lots		
			<u>Address:</u> EAST OF 9265 REIBLE ROAD



DESCRIPTION: The applicants propose to adjust the boundary between two existing residential lots, to expand the lot at the end of Reible Road and shrink the lot that abuts Dunlap Hollow Road. Zoning needs to be modified based on the new lot acreages.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The minimum lot size in the Town of Roxbury is one acre. The four lots on Reible Road were created with Certified Survey Map #3364 in 1979, just before the town adopted farmland preservation zoning. The current RR-2 lot was zoned for residential use in 2023 with rezone petition #11945.

Given the applicable setbacks, development on the reconfigured RR-1 parcel may require careful siting of a private onsite septic system.

COMPREHENSIVE PLAN: This petition is in the town’s Agricultural Preservation 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 separation of existing homes and the continuation of agriculture. The Town of Roxbury has a 1 home per 35 acres density policy, the proposal is consistent with the density policy as it creates no new buildable lots.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: An unnamed intermittent stream is located to the east of Dunlap Hollow Road. The stream was found to be non-navigable upon inspection, as indicated in a March 13, 2026 navigability determination. As such,

shoreland zoning regulations *will not* apply to development on the proposed re-configured lots. No other sensitive environmental features observed on site.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending town action, and any comments at the public hearing, Staff would recommend approval of the rezone 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.