

Staff Report
**Zoning & Land
Regulation
Committee**

Public Hearing: **August 25, 2026**

Zoning Amendment Requested:

SFR-2 Single Family Residential District and RR-4 Rural Residential District TO RR-2 Rural Residential District

Size: **2.26, 1.40 Acres**

Survey Required: **Yes**

Reason for the request:

Shifting of property lines between adjacent land owners

Petition 12322

Town, Section:

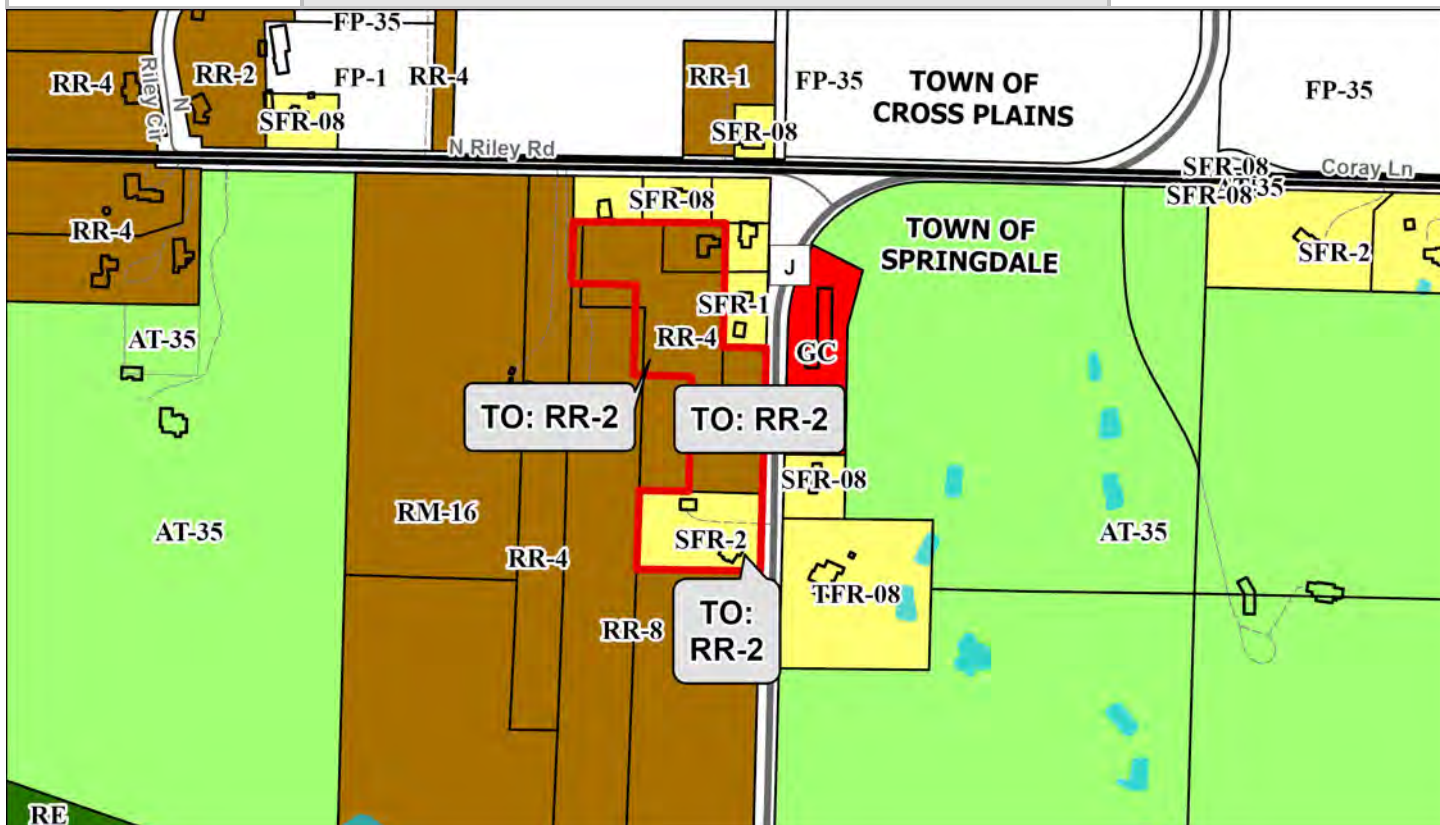
SPRINGDALE, Section 2

Applicant:

**CHRISTOPHER & MICHELLE
TURNER AND ROBERT
SIMPSON**

Address:

3163 COUNTY HIGHWAY J



DESCRIPTION: Applicants propose shifting property line to expand the southern lot and shrink the northern lot. This necessitates the rezoning of land from RR-4 to RR-2; the southern lot is currently SFR-2 and new zoning is proposed to match the northern lot.

OBSERVATIONS: The proposed new lot configuration meets county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. Rezones reflect the updated sizes of the new lots. The certified survey map may be subject to the extraterritorial jurisdiction of the City of Verona or the City of Madison.

COMPREHENSIVE PLAN: This petition is in the town's rural development 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 non-farm residential development. The proposal does not impact development or land use, as no new development is proposed. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending town action on the petition, Staff would recommend 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.