
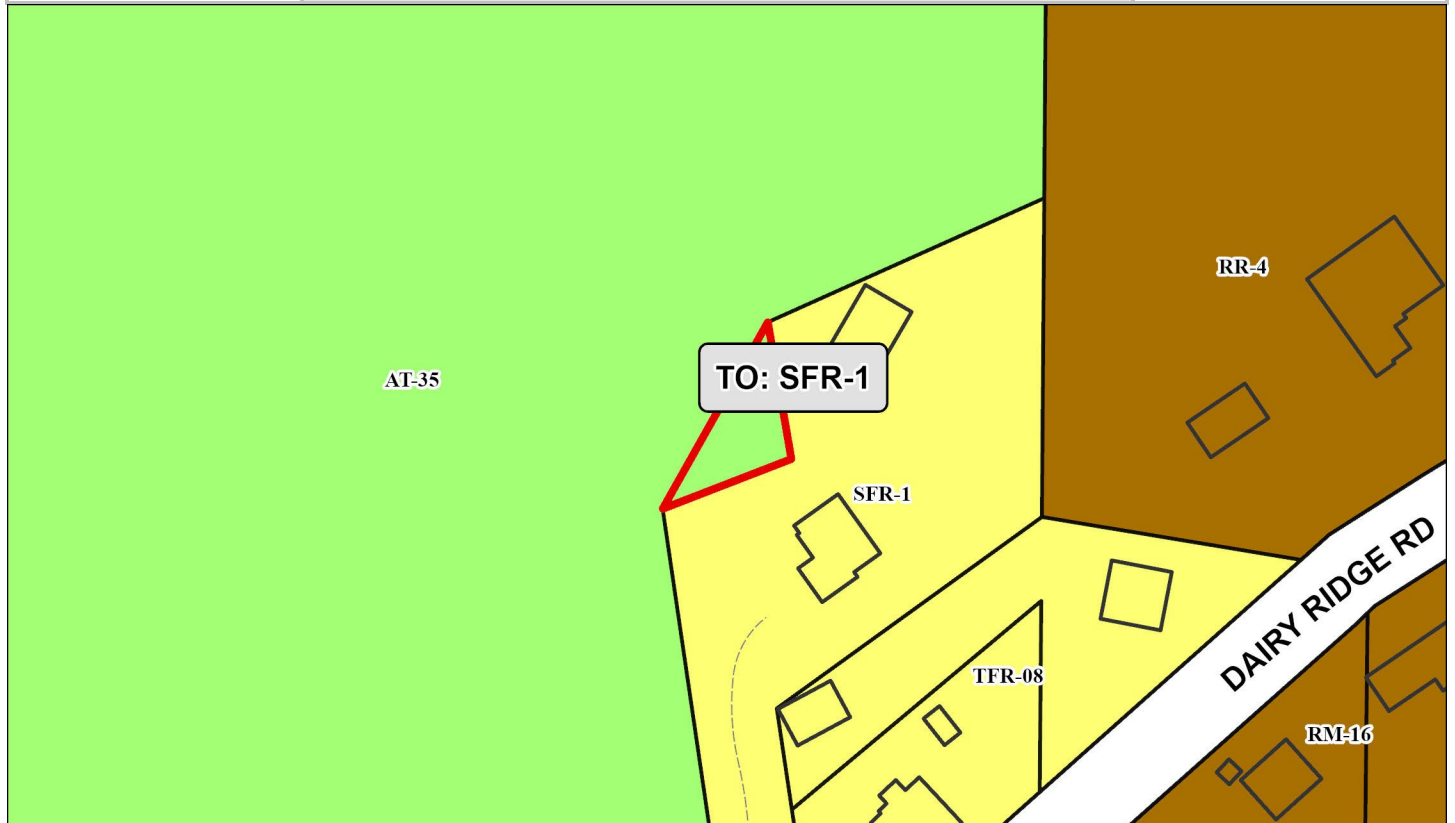


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 22, 2025		Petition 12178
	<u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District		<u>Town, Section:</u> SPRINGDALE, Section 13
	<u>Size:</u> 0.13 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ENRIQUE GONZALEZ LEON
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 8062 DAIRY RIDGE ROAD



DESCRIPTION: Enrique Gonzalez Leon requests a rezone of 0.13 acres in order to adjust a shared lot line with the neighbors (Raymond and Haley Hellenbrand). The lot is zoned SFR-1 and would have same zoning once enlarged. A new certified survey map (CSM) would be recorded for the new larger lot. Hellenbrands will still have well over 35 acres so no zoning change is needed there.

OBSERVATIONS: The lot expansion will provide more room around the existing driveway that serves the rear of the property, where the driveway touches the current lot line (see zoning exhibit in the application). The proposed lot expansion meets county ordinance requirements for lot size, and creates no concerns for building setbacks, lot coverage by buildings, or other zoning requirements.

COMPREHENSIVE PLAN: The proposal does not impact development and is, therefore, consistent with the Comprehensive Plan. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property. The area being added to the lot contains steep slopes; however, construction is not proposed in this area.

TOWN ACTION: On June 2nd, the Town Board recommended approval with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.