
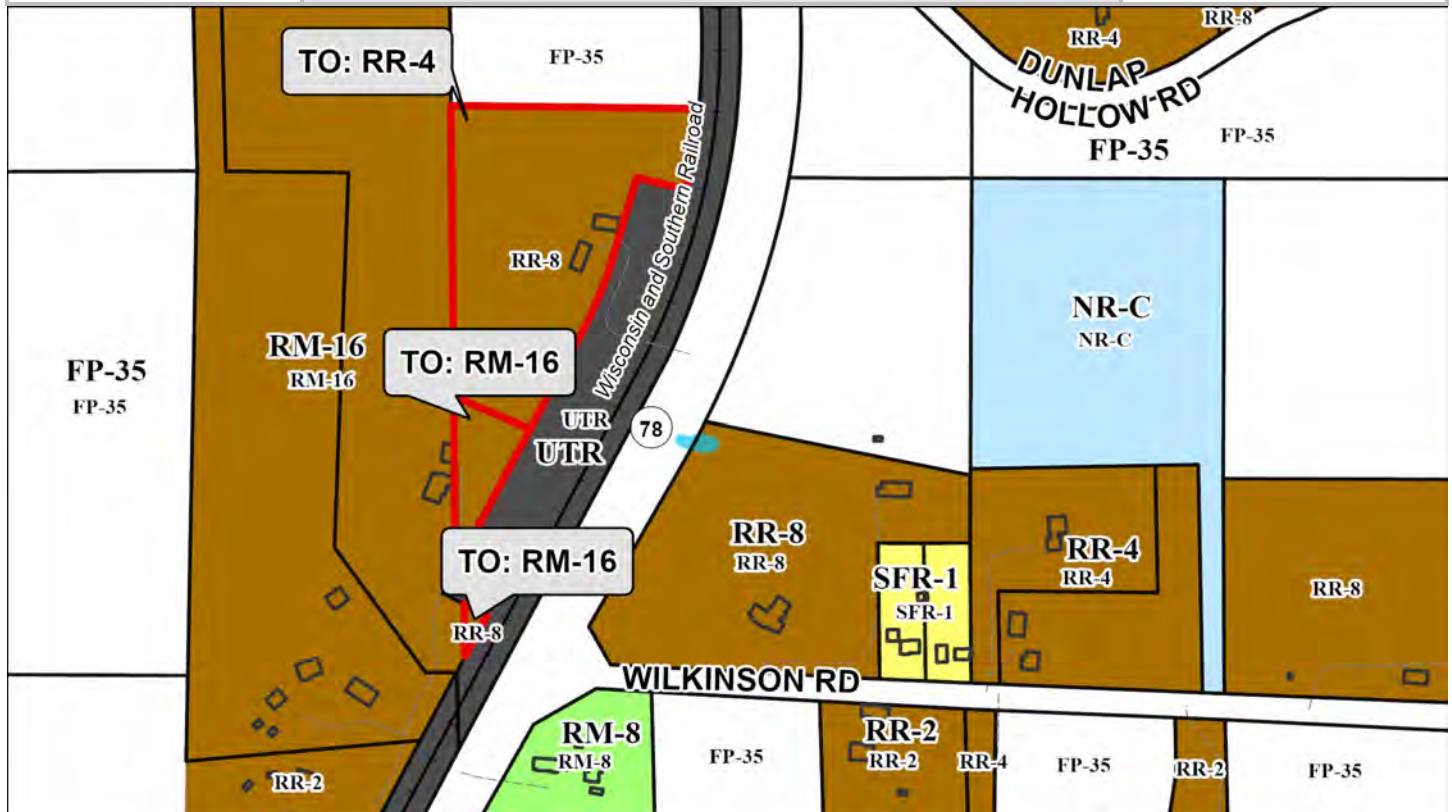


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> January 27, 2026		Petition 12239
	<u>Zoning Amendment Requested:</u> RR-8 Rural Residential District TO RR-4 Rural Residential District and RM-16 Rural Mixed-Use District		<u>Town, Section:</u> MAZOMANIE, Section 2
	<u>Size:</u> 5.93,2.12 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> SAMUEL AND SHANIA OLSON
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 6301 STATE HIGHWAY 78



DESCRIPTION: Sam and Shania Olson request a rezone in order to adjust a lot line shared with the neighbor to the west. Pieces of the Olsons' current lot will be attached to the neighbor's property with a 2-lot certified survey map (CSM).

OBSERVATIONS: The proposed lots, as reconfigured, would meet county ordinance requirements including lot size, public road frontage, and building setbacks. The properties are located on a state highway, and there is also a railroad across front of the properties. However, no change to the existing driveways is proposed with this petition.

COMPREHENSIVE PLAN: This petition is in the town's Farmland 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 Farmland Preservation Area. The Town has a Density Policy of 1 home per 40 Acres. This petition does not create additional building sites so the Density Policy is not affected. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: There are wetland and hydric soils present on the subject property; however, no new development is proposed and the lot line adjustment would be away from and does not appear to impact the wetlands.

TOWN ACTION: The Town Board recommended approval with no special conditions.

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