
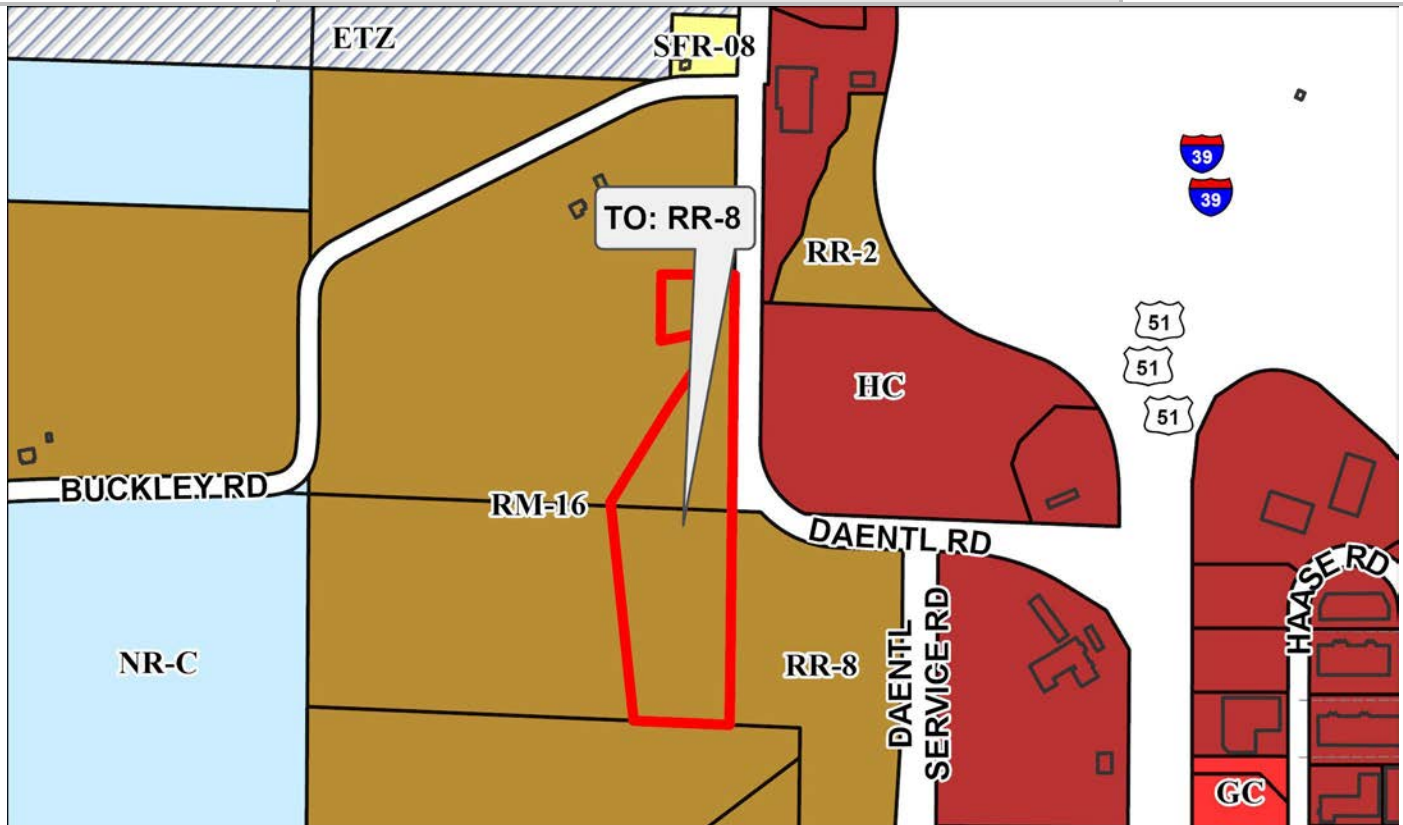


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<b>Public Hearing: November 19, 2024</b> <b>Report updated for the December 17, 2024 ZLR meeting</b>		<b>Petition 12115</b>
	<b>Zoning Amendment Requested:</b> <b>RM-16 Rural Mixed-Use District TO RR-8 Rural Residential District</b>		<b>Town, Section:</b> <b>BURKE, Section 8</b>
	<b>Size: 9.01 Acres</b>	<b>Survey Required: Yes</b>	<b>Applicant:</b> <b>JOHN AND ELIZABETH BECKER</b>
	<b>Reason for the request:</b> <b>Creating one residential lot</b>		<b>Address:</b> <b>DAENTL ROAD EAST OF 4313 BUCKLEY RD</b>



**DESCRIPTION:** John Becker proposes to rezone 9 acres to RR-8 Rural Mixed Use in order to create a residential lot for sale as a future home site. A similar proposal was denied in 2021 under rezoning petition [11720](#) due to potential flooding concerns. Since then, the building portion of the property has been filled and the applicant has prepared additional information regarding flood prevention.

**OBSERVATIONS:** The proposed lot meets county ordinance requirements for minimum lot size, lot width, and public road frontage. The lot technically meets the minimum 66-foot lot width where it narrows. However, the shape of the lot is unusual and may pose difficulties in the future for owners to know where the lot boundaries are. Staff has recommended the lot be squared off to remove the “notch” along the west/rear lot line; however, this is the applicant’s preference in order to keep as much farmable land on the remaining property as possible.

The property is located in a low area with wetland and floodplain present, see Resource Protection comments below.

**COMPREHENSIVE PLAN:** The majority of the proposed parcel is in the Natural Area land use district of the town plan. The plan states “These continuous systems require protection from disturbance and development and consist of wetlands, stream channels, floodplains, stormwater management areas, and other resource lands and features.” The remainder of the property is outside the Natural Area District and identified as low-density residential. This rezone is consistent with the Comprehensive Plan. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or [vanbelleghem.bridgit@danecounty.gov](mailto:vanbelleghem.bridgit@danecounty.gov).

