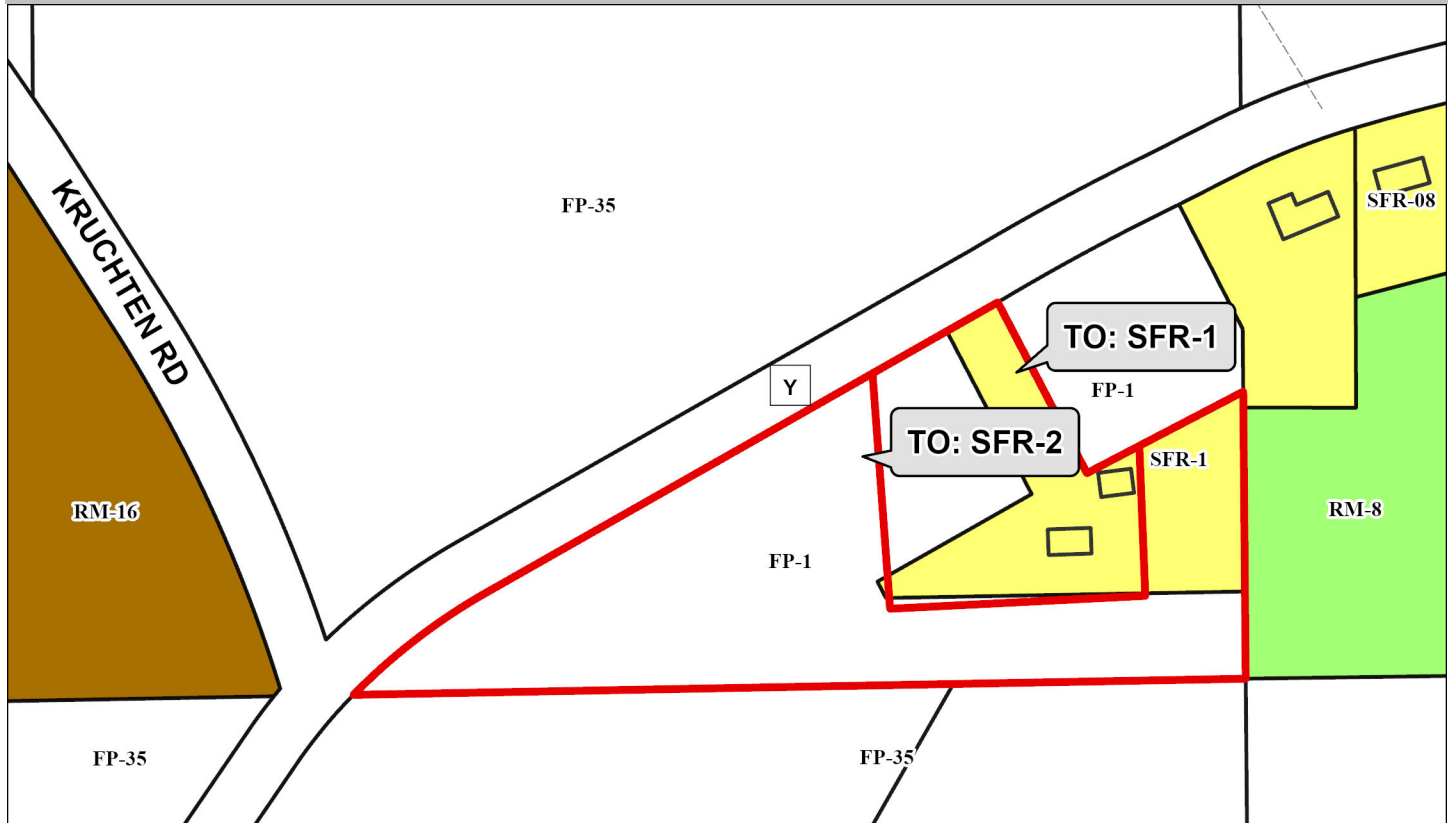


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> September 16, 2025		Petition 12192
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District TO SFR-1 Single Family Residential District and SFR-2 Single Family Residential District		<u>Town, Section:</u> DANE, Section 7
	<u>Size:</u> 0.7,4.0 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> WILL AND MELANY SADEK
	<u>Reason for the request:</u> Create one residential lot and reconfigure an existing residential lot		<u>Address:</u> 7791 COUNTY HIGHWAY Y



DESCRIPTION: Will Sadek would like to reconfigure his existing residential lot, and update the zoning district classification on the second lot to allow the construction of a single-family residence.

OBSERVATIONS: The two existing lots were legally created in 1976 under CSM 2018. At the time, the property was zoned A-1 Agriculture, which allowed single family residences permitted by right. The Town of Dane did not adopt A-1EX zoning (Farmland Preservation) until 1978.

In 2019 (adoption of new ordinance), the second property was inadvertently zoned to FP-1 which prohibits residential housing. The rezoning of the property will allow for the development of the second lot.

The existing lots are oddly configured. The proposed reconfiguration is better however, the thin portion of property behind the lot with the existing house seems to have no purpose. County Staff has suggested that the “L-shaped” area behind the house be incorporated into the existing house lot.

HIGHWAY ACCESS: A Highway Access permit will be required from Dane County Highway Department to allow access for the second lot. The application has been in conversations with the Highway Department and the Department will allow a separate access point for the second lot. No joint access is needed.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

COMPREHENSIVE PLAN: The proposal is in the agricultural preservation planning district. Per the Town Plan: *"Allow for one non-farm residence on all parcels which were vacant and less than 35 acres in size (i.e., substandard lots) at the time the Town adopted A-1 Exclusive Agriculture zoning (June 28, 1979). The division of substandard lots is prohibited."* The request is 2 substandard lots being reconfigured and is consistent with the Town's Density policy. The vacant lot is allowed 1 homesite. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

TOWN ACTION: The Town board approved the petition with no conditions.

STAFF RECOMMENDATION: In speaking with the applicant, he would like to keep the reconfiguration of the lots as planned. There are topographical reasons for the configuration. County Staff does not have objections to the proposed configuration.

Staff recommends approval with no conditions other than the CSM being recorded.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.