



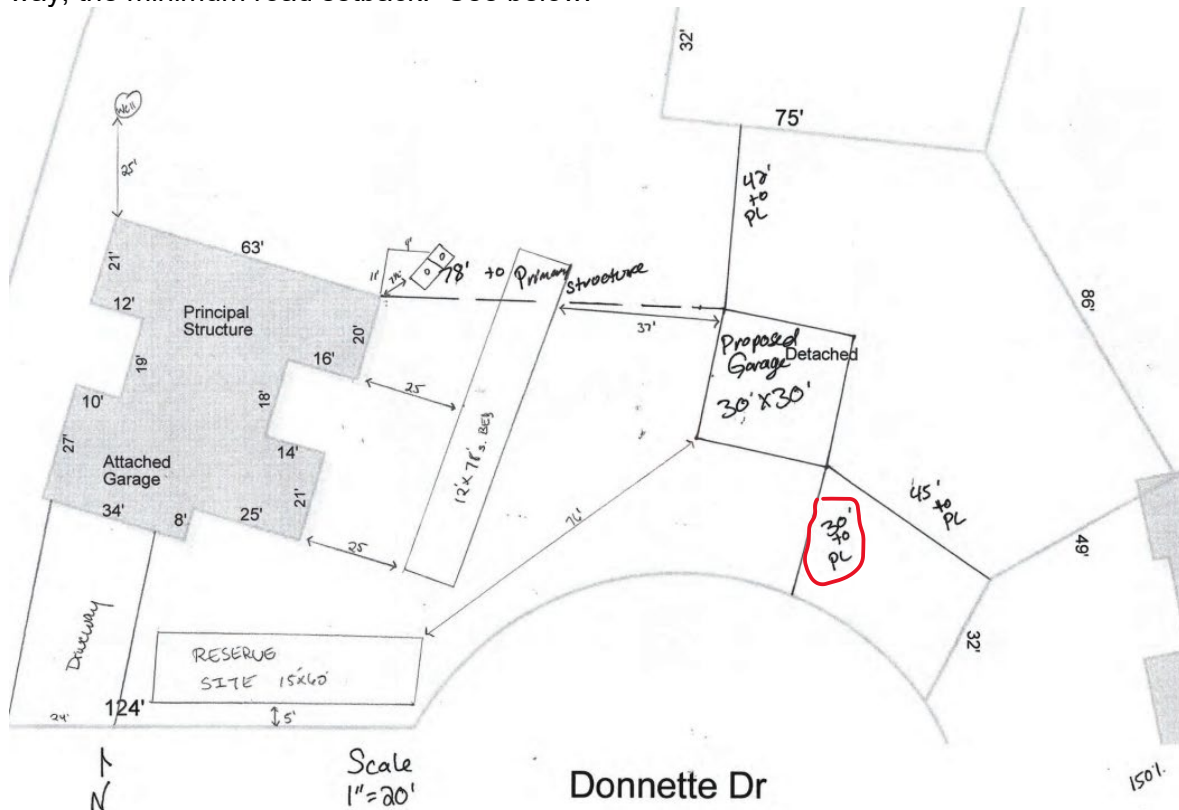
DANE COUNTY PLANNING & DEVELOPMENT

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TO: ZLR Committee members
FROM: Roger Lane, Dane County Zoning Administrator
CC: Joel & Ashley Ludowitz
SUBJECT: Minor deviation in the site plan for Conditional Use Permit #2666
DATE: October 1, 2025

On June 24, 2025, the Zoning and Land Regulation Committee approved a conditional use permit (CUP #2666) to allow an accessory building to be constructed on the property located at 9494 Donnette Drive in the Town of Roxbury. The conditional use permit allowed the building to be constructed to a height of 13 feet, which exceeds the standard 12-foot height. As part of the conditional use application, a site plan was submitted which showed the accessory building being placed 30 feet back from the road right-of-way, the minimum road setback. See below.



A zoning permit was issued for the accessory building and construction commenced. A condition of the zoning permit was that a location survey was needed to verify the location given the close proximity to the road right-of-way.

A location survey was submitted to show the "as built" location. The survey revealed that the building was closer than 30 feet to the property line. See Below.

