
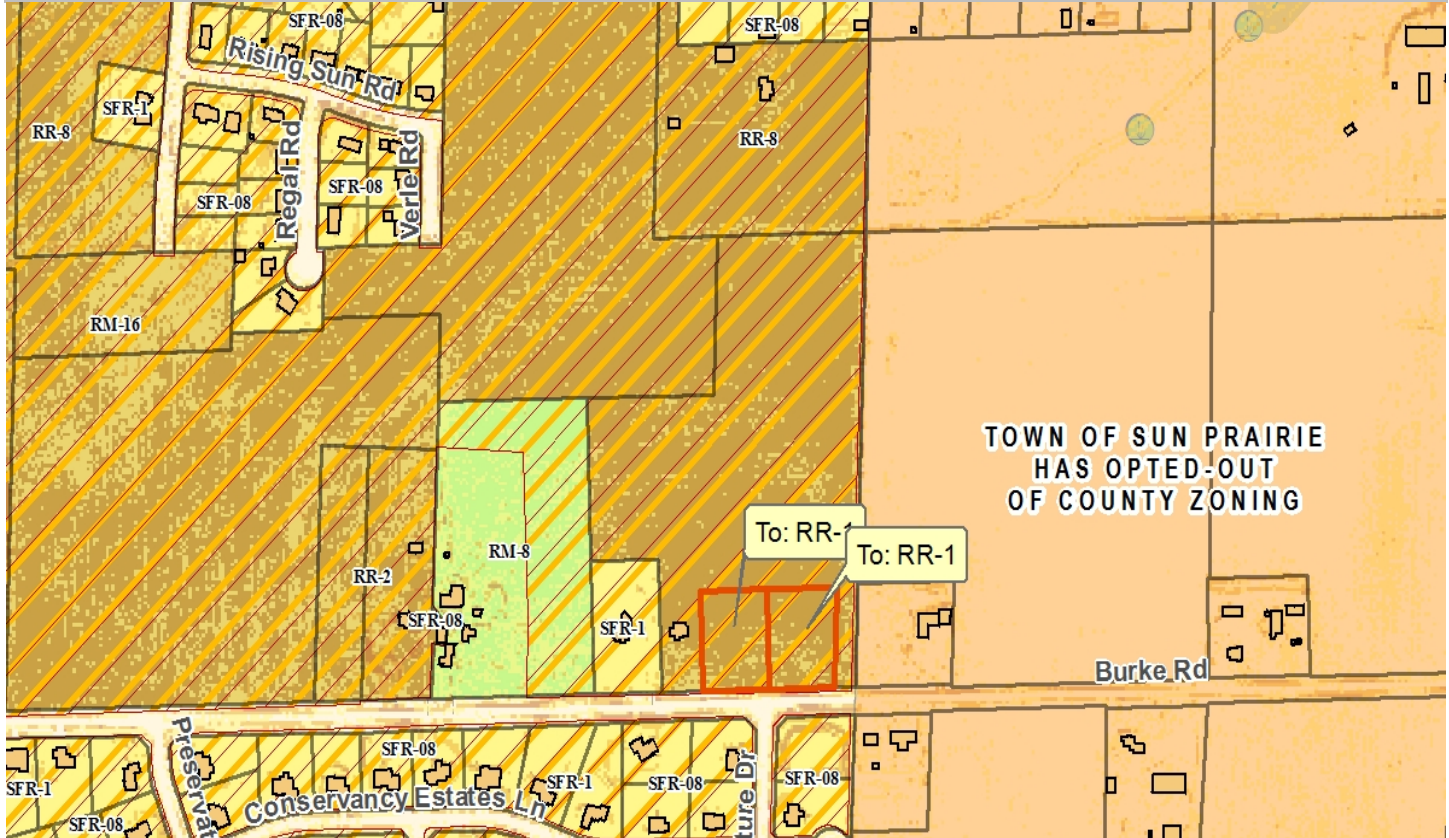


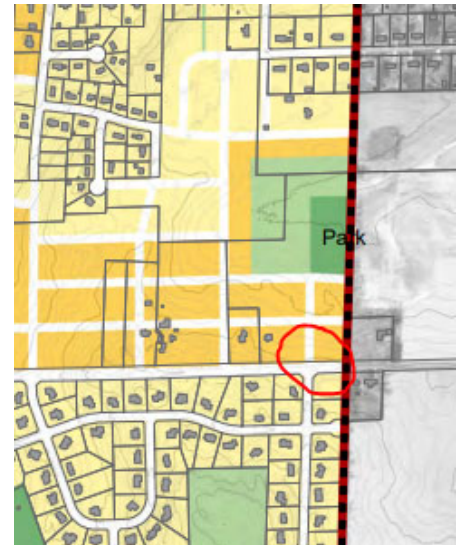
Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 25, 2022		Petition 11894
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District		<i>Town/Section:</i> BURKE, Section 24
	<i>Size:</i> Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> SANDRA L JENSEN
	<i>Reason for the request:</i> Creating two residential lots		<i>Address:</i> EAST OF EXISTING HOME ON 3180 BURKE RD



DESCRIPTION: Applicant Stacey Jensen proposes to create two residential lots from the 19-acre property owned by her mother Sandra Jensen. A 3-lot CSM would create two 1.2-acre lots zoned RR-1 and one 16-acre lot zoned RM-16.

OBSERVATIONS: No environmental features are present on site, nor unique terrain that would restrict development. The proposed lots are roughly ½ mile from an active quarry site to the northwest. The proposed lot layout provides an area with 66 feet of public road frontage on Burke Road, which aligns with the existing Nature Drive right-of-way to the south. This would enable a road to be extended to the north in the future. The original submittal did not provide this alignment; the surveyor corrected this for the County’s public hearing.

The land division is subject to the City of Madison’s extraterritorial jurisdiction (ETJ), and development in this area is subject to the intergovernmental *Town of Burke, Village of DeForest, City of Sun Prairie and City of Madison Cooperative Plan*. This land is within the City of Madison’s Reiner Neighborhood Development Plan, which is in draft form at the time of writing but shows the area planned for future residential use and suggests future road alignments (see image at right).



TOWN PLAN: Creating more than one residential lot is considered “development” under the City of Madison Town of Burke Cooperative Plan, and as such, the proposal must meet City of Madison rules and design standards. (For questions about the town plan, contact Senior Planner Alexandra Andros at (608) 261-9780 or andros@countyofdane.com)

RESOURCE PROTECTION: There are no resource protection areas on site.

TOWN ACTION: On September 21st, the Town Board recommended approval of the rezoning subject to the applicants obtaining approval from Dane County and the City of Madison.

STAFF RECOMMENDATION: Staff recommends approval of the petition with the following conditions:

1. A Certified Survey Map shall be recorded with the Register of Deeds for the new lot boundaries.
2. The applicants shall obtain approval from the City of Madison.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com