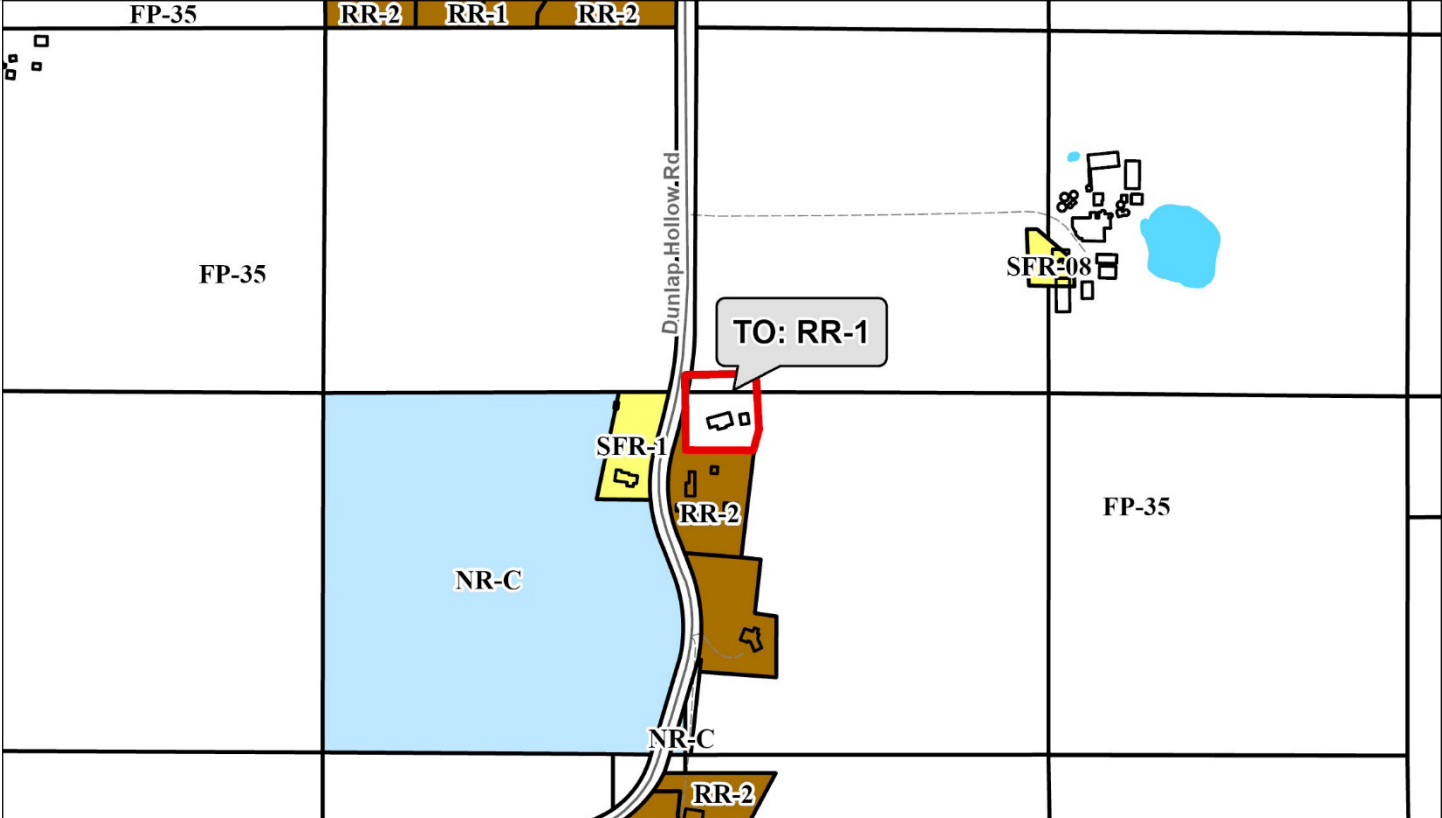


Staff Report  Zoning & Land Regulation Committee	Public Hearing: June 23, 2026 Report updated for the August 25, 2026 ZLR meeting		Petition 12285
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RR-1 Rural Residential District and RR-2 Rural Residential District		Town, Section: ROXBURY, Section 29
	Size: 1.6 Acres	Survey Required: Yes	Applicant: GARY & RUTH ZIEGLER LIVING TR
	Reason for the request: Separating existing residence from farmland		Address: 6840 DUNLAP HOLLOW ROAD



DESCRIPTION: The Zieglers would like to separate the existing residence from the surrounding farmland, on a lot roughly 1.6 acres in size with RR-1 zoning. They are looking to divide the house from the rest of the farm and Cheryl Ziegler is looking to buy the house from the Estate. **Note: The petition was subsequently amended to include a small piece of the adjacent property owned by Pidgeon, whose lot would be modified slightly as part of a land swap. (See revised layout and legal descriptions in the "2-Lot Rezone Map" exhibit.)**

OBSERVATIONS: The proposed lot configuration is expected to meet county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. Per Dane County's Ch. 75 land division ordinance, the driveway must be located within the lot it serves:

75.19. -- Lots shall maintain a minimum frontage of 66 feet connecting directly onto a public street at a location where the driveway shall be constructed in compliance with all other applicable local, state, and federal regulations.

The original petition shows a portion of the driveway existing on the neighboring property, so the options are to (1) move the driveway northward within this lot's frontage, (2) modify the lot to include existing driveway, or (3) apply for a land division waiver from the design standards.

The applicants have worked with the neighbors to modify the proposed lot. As of 7/23/2026 they have agreed on a land swap to convey some land along Dunlap Hollow Road to the Zieglers (so that their existing driveway will be contained in the lot). The Zieglers wish to extend the RR-zoned lot out into an area that contains a conservation easement that was

put in place from a survey done in 2006. Staff looked into whether the CSM can include lands within the easement area. Dane County Parks is party to the easement; they confirmed that some of the conservation easement (up to 1 acre) could be included in the lot without issue, but more than that would be problematic. As proposed, less than 1 acre is within the easement and is not a problem.

Septic systems are required to be located on the lot that they serve, and be set back at least 5 feet from lot lines.

COMPREHENSIVE PLAN: This petition is in the town's agricultural 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 residential development. The Town of Roxbury has a 1 home per 35 acres density policy, the proposal is consistent with the density policy (see Density Study). Splits would remain available on the original farm. The Town has a minimum lot size of 1 acre in the ag preservation area.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

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

TOWN ACTION: Town of Roxbury approved the request with no conditions.

ZLR PUBLIC HEARING: On June 23rd the ZLR Committee held a public hearing on the rezone proposal. The Committee postponed action to allow more time for town board action, and for the applicants to work on adjustments to the lot line shared with the neighbors to the south (RR-2 lot at 6830 Dunlap Hollow Road).

STAFF RECOMMENDATION (updated): Since the public hearing, the Zieglers have worked out a land swap agreement with the neighboring landowners to modify their shared lot line. They now propose a 2-lot CSM which would place the Zieglers' driveway entirely on their proposed CSM lot, and would modify the lot boundary of the adjacent RR-2 zoned lot. The adjacent lot would maintain at least 2 acres to remain in RR-2 zoning. The lot layout meets county ordinance requirements, and would ensure that the existing septic systems comply with the minimum 5-foot setback from lot lines. The resulting lots would also contain less than one acre of land within the aforementioned conservation easement, eliminating any staff concerns about the easement.

Staff recommends approval of petition 12285, subject to the recording of a 2-lot CSM.

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