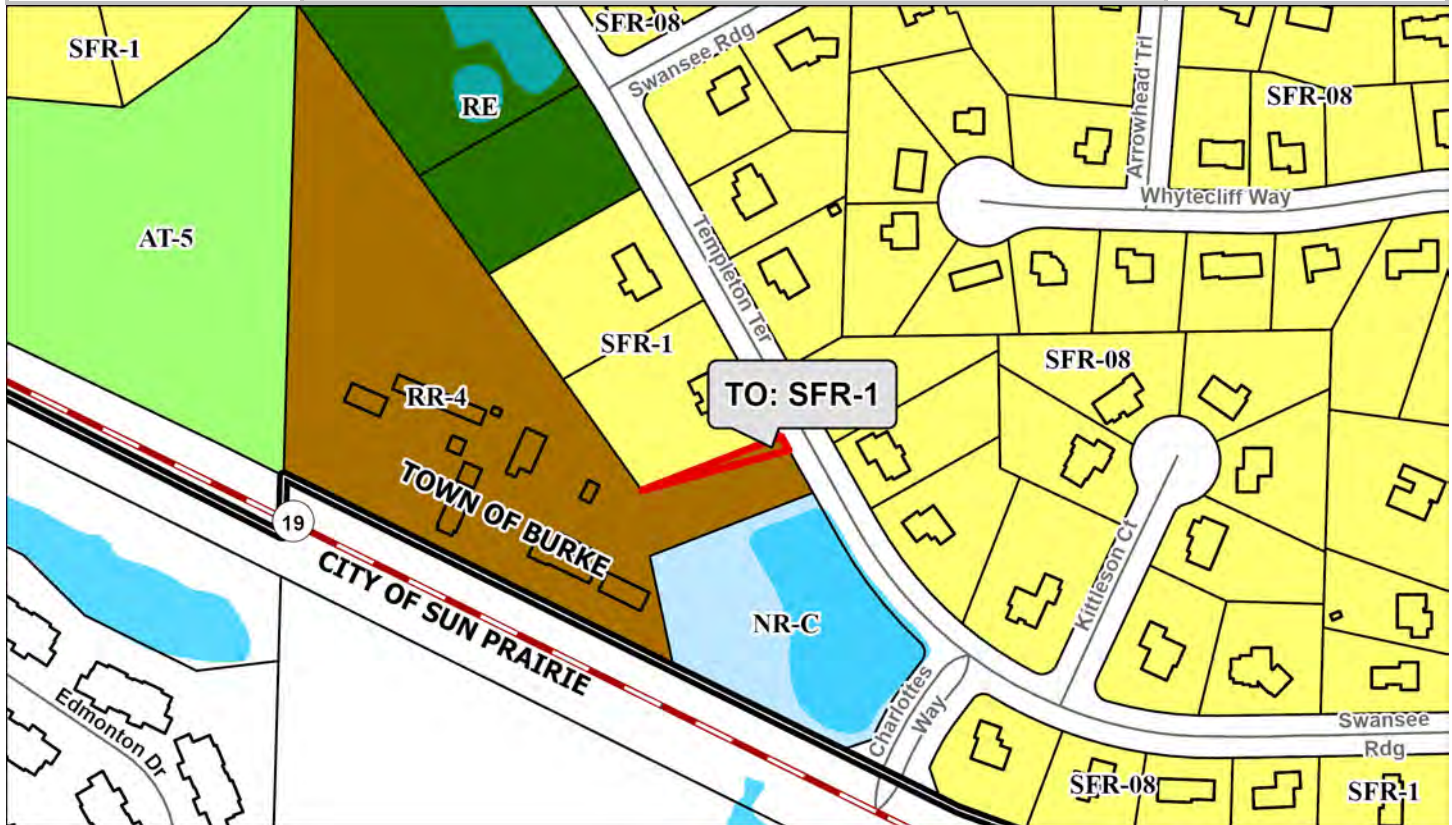


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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <b>Public Hearing: August 25, 2026</b>                                                                                   |                                    | <b>Petition 12325</b>                            |
|                                                                                                                                                                   | <u>Zoning Amendment Requested:</u><br><b>RR-4 Rural Residential District TO SFR-1 Single Family Residential District</b> |                                    | <u>Town, Section:</u><br><b>BURKE, Section 2</b> |
|                                                                                                                                                                   | <u>Size:</u> <b>0.06 Acres</b>                                                                                           | <u>Survey Required:</u> <b>Yes</b> | <u>Applicant:</u><br><b>HANSON LIVING TR</b>     |
|                                                                                                                                                                   | <u>Reason for the request:</u><br><b>Shifting of property lines between adjacent land owners</b>                         |                                    | <u>Address:</u><br><b>6233 TEMPLETON TERRACE</b> |



**DESCRIPTION:** Applicant has submitted a rezone application as part of a corrective action plan to resolve an illegal land division for the purpose of obtaining additional lands from an adjacent property owner.

**OBSERVATIONS:** The purpose of the land division was to allow the termination of an access easement and ensure that the property owner's driveway is entirely located within his ownership. No further alterations are intended. The recording of the deed resulted in an illegal land division which requires this rezone and a two lot CSM to bring into compliance with Chapter 75 ordinance requirements. The proposed lot configurations meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings.

**COMPREHENSIVE PLAN:** This petition is in the town's Agriculture planning area. This proposal is for a lot line adjustment to ensure that the driveway at 0810-021-4376-0 is entirely on this parcel and not spilling over on to the neighboring property. The rezone will clean up these boundaries and no impact is anticipated in the roughly 2,800 square foot piece of land. The Town of Burke Comp Plan does not have regulations surrounding such small lot line adjustments and this proposal appears to be reasonably consistent with the goals, objectives of policies of Burke's Plan.

For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or [Kollenbroich.Benjamin@danecounty.gov](mailto:Kollenbroich.Benjamin@danecounty.gov).

**RESOURCE PROTECTION:** The land division area contains an intermittent stream and riparian wetlands. Since no development is proposed at this time, there are no concerns regarding protection of the resources.

**TOWN ACTION:** Pending.

**STAFF RECOMMENDATION:** Pending town action on the petition, Staff would recommend approval subject to the recording of the CSM.

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