
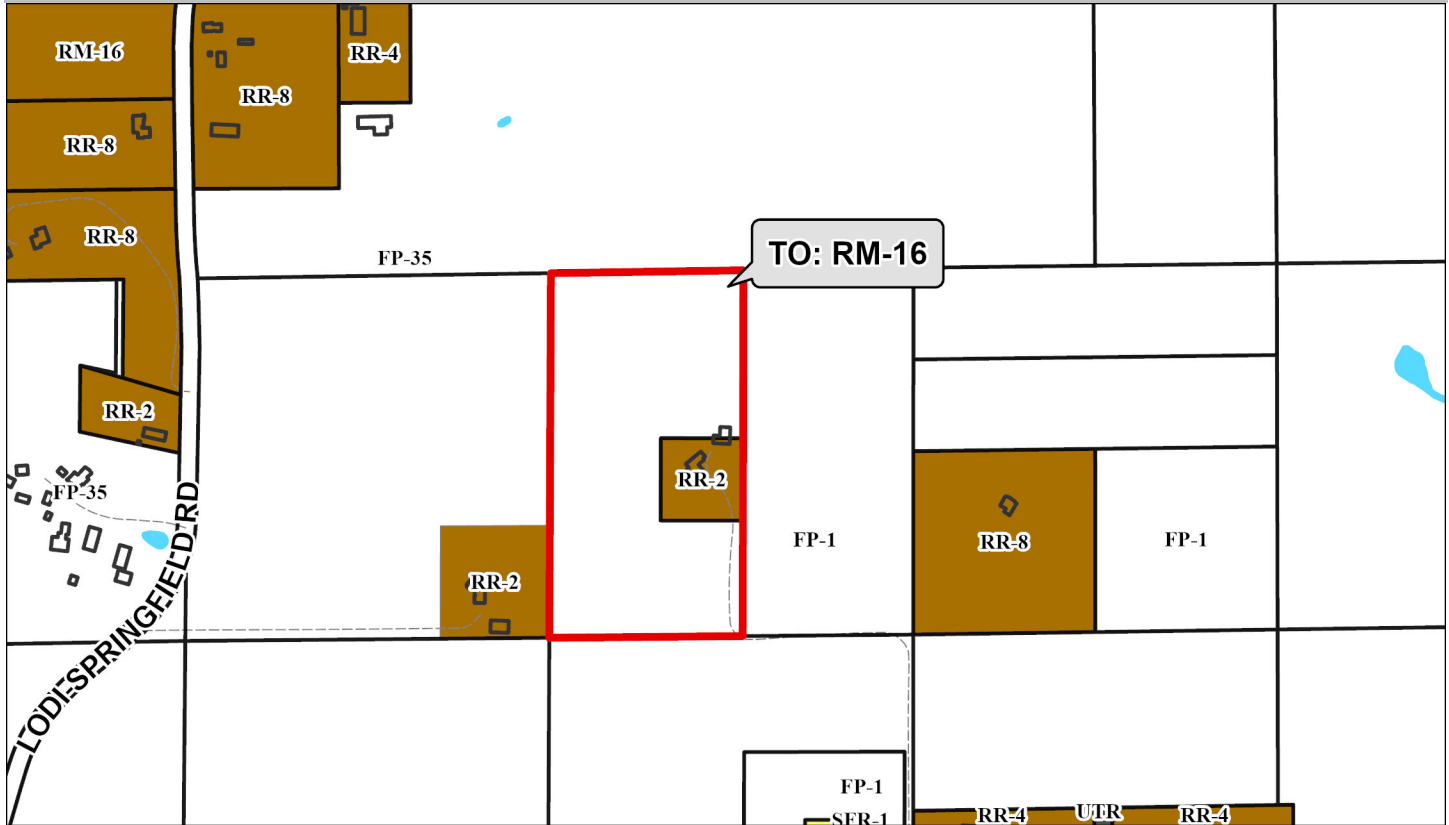


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026		Petition 12281
	<u>Zoning Amendment Requested:</u> FP-1 Farmland Preservation District and RR-2 Rural Residential District TO RM-16 Rural Mixed-Use District		<u>Town, Section:</u> DANE, Section 16
	<u>Size:</u> 19.1,2.1 Acres	<u>Survey Required:</u> No	
	<u>Reason for the request:</u> CORRECT ZONING MAP ERROR AND CONSOLIDATE PROPERTY ZONING		<u>Applicant:</u> NOAH AND CHRISTINE SMITH
		<u>Address:</u> 7262 BLACK HILL RD	



DESCRIPTION: The Town would like to help correct a parcel mapping error and rectify the zoning at the same time. This is a Town of Dane sponsored rezone.

OBSERVATIONS: The property is unplatted land with a “metes and bounds” legal description. For zoning purposes it should be a single property; however, it was divided into separate tax parcels in the past due to a land contract. The smaller parcel (now RR-2) was originally created as a partial completion of a land contract (circa 1980) and when the entire contract was completed and the transfer was complete, the parcel mapping was never corrected to unify the parcels to match the legal description. The problem was exacerbated when the 2019 zoning rewrite applied different zoning to the parcels based on their current use at the time.

There is a 1962 recorded easement granting this parcel access for ingress and egress south to Black Hill Road (recorded document #1063995).

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 as no new building sites are being created. The Town of Dane has a 1 home per 35 acres density policy, the proposal is consistent with the density policy for parcels under 35 acres.

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: Pending.

STAFF RECOMMENDATION: Pending town action on the petition, Staff recommends approval with no conditions.

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