

Staff Report



Zoning & Land Regulation Committee

Public Hearing: **February 24, 2026**

Zoning Amendment Requested:

RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District

Size: **2.01 Acres**

Survey Required: **Yes**

Reason for the request:

Separating existing residence from farmland

Petition 12251

Town, Section:

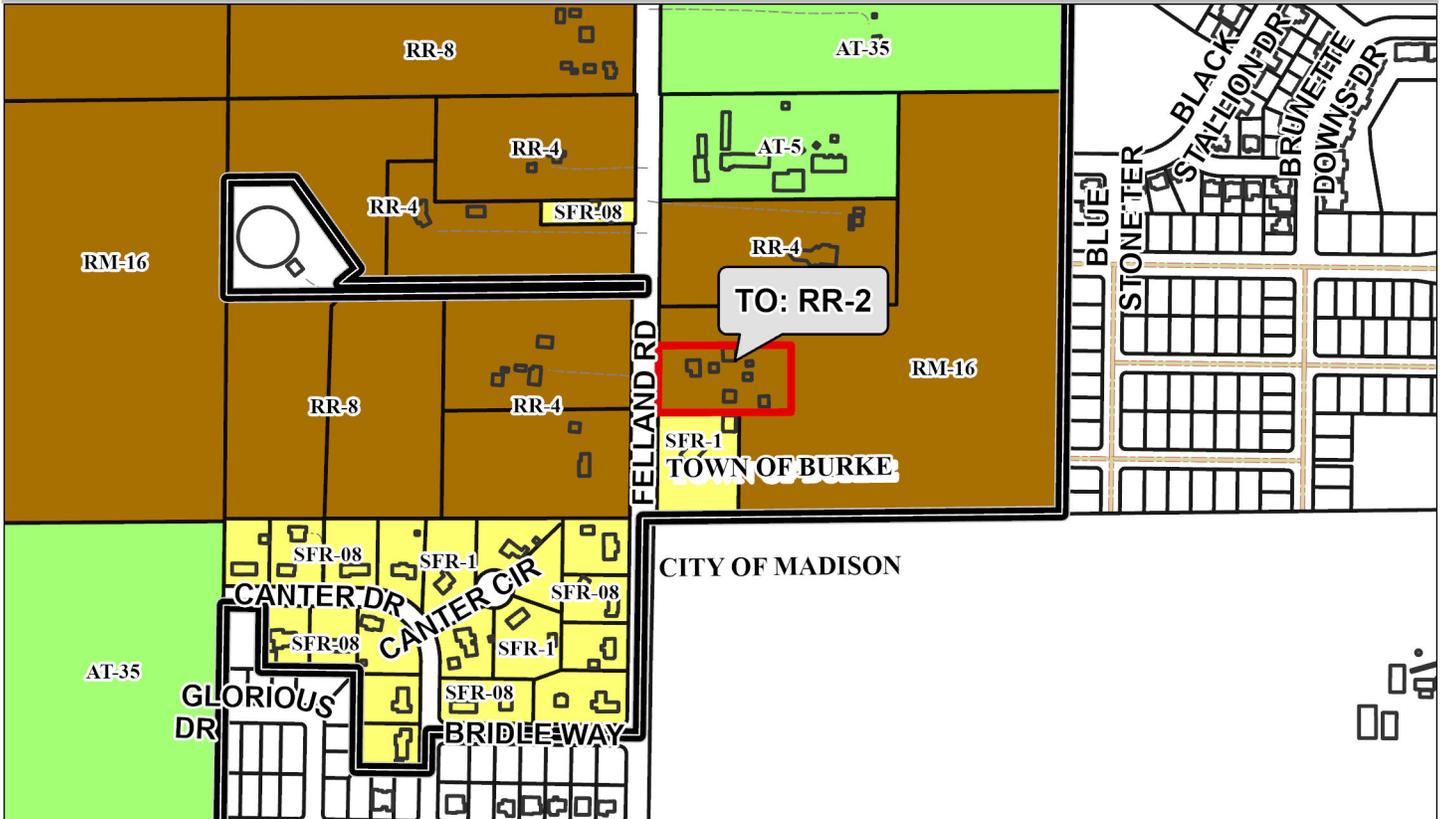
BURKE, Section 35

Applicant:

DUNCAN R CAMPBELL

Address:

4908 FELLAND ROAD



DESCRIPTION: Applicant would like to separate existing residence from farm land, on a two-acre lot with RR-2 zoning. A two-lot CSM is needed because the remaining land is less than 35 acres in size (is zoned RM-16, no change needed).

OBSERVATIONS: The proposed lot would meet county ordinance requirements including lot size, road frontage, building setbacks, and lot coverage by buildings (maximum 10% of lot area). The final CSM lot must contain at least 2.0 acres to have RR-2 zoning. Staff notes that the old house and some outbuildings were torn down when a new home was built in 2025 (zoning permit ZP-2025-00275).

The land division is subject to the City of Madison’s extraterritorial jurisdiction (ETJ), see below for more information.

COMPREHENSIVE PLAN: This petition is in the town’s Rural Residential planning area and is subject to the land use policies related to that designation. The property also falls within the Town of Burke-City of Madison Cooperative Plan, and Madison has shared that they will also need to review this land division according to this agreement. The Rural Residential planning area recommends RR zoning, so this proposal appears to be reasonably consistent with the goals, objectives of policies of the Town’s Comprehensive Plan.

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

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

TOWN ACTION: The Town Board has recommended the rezoning with no conditions.

STAFF RECOMMENDATION: Staff notes that the applicants will need to apply for the land division with the City of Madison, under the Town of Burke-City of Madison Cooperative Plan. County Planning Staff reached out to City of Madison staff for feedback on this proposal. In most cases, city staff can provide initial comments on a proposal but require that the applicants apply with the City after they obtain approval from the town and county for the zoning change. City staff expressed no concerns with this proposal at this time.

Pending any comments at the ZLR public hearing, Staff recommends approval of the petition subject to the CSM being recorded. The typical deadline is 90 days from approval of the zoning change, so if the applicants will need more time they can request that prior to county action on the rezone petition.

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