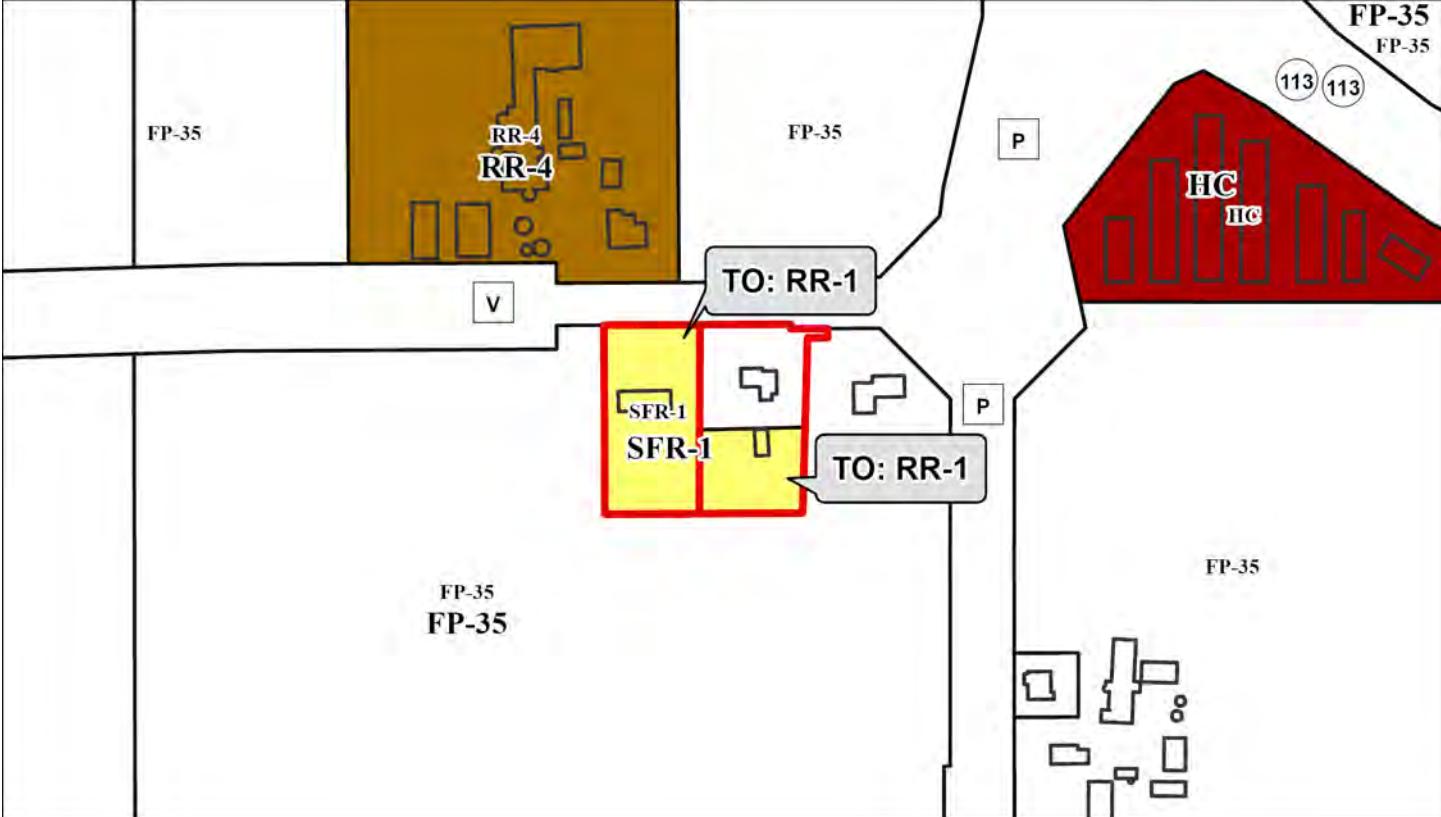


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing: January 27, 2026</u>		Petition 12241
	<u>Zoning Amendment Requested:</u>	FP-35 Farmland Preservation District and SFR-1 Single Family Residential District TO RR-1 Rural Residential District	
	<u>Size:</u> 1.11,1.01 Acres	<u>Survey Required:</u> Yes	<u>Town, Section:</u> DANE, Section 22
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Applicant:</u> SCHMITT TRUST - ROMIE SCHMITT
			<u>Address:</u> 6877 / 6887 COUNTY HWY V
			

DESCRIPTION: Applicant Romie Schmitt of the Schmitt Trust proposes a rezone in order to shift lot lines between two lots owned by the trust. The property consists of one 1.5-acre certified survey map (CSM) lot with SFR-1 zoning, and a half-acre unplattd “metes and bounds” parcel with agricultural zoning. This petition would result in two lots roughly one acre in size with RR-1 zoning.

OBSERVATIONS: The proposed lots appear to meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. This proposal will result in the detached shed building being on the same (eastern) lot with the house it belongs to.

The preliminary survey shows more septic system improvements on Lot 2 compared to Lot 1. Staff asked for clarification from the surveyor and sanitarian. The surveyor confirmed that each septic system is located on the lot containing the home the system serves. Lot 1 has an older system with one vent, while Lot 2 has a newer system with multiple lids and vents which makes it look like two systems on the map (the new system replaced one that was located further east near the barn). The sanitarian confirms both systems are in compliance.

The property is subject to the Village of Dane’s extraterritorial plat jurisdiction (ETJ) for the land division review, being within 1.5 miles of the village limits. The eastern lot shares a driveway access onto Highway V with the farm operation on the adjacent parcel (barn located east of the home, on a larger agricultural parcel owned by the Schmitt Living Trust).

HIGHWAY ACCESS: The home on Lot 2 shares an existing driveway with the adjacent farm land to the east. No change to the access is proposed, although the CSM shows a new shared driveway agreement between Lot 2 and the farm. Any

future change of use, reconstruction, or modifications of the existing access would require a permit from the Highway Department. For questions on this, contact: Kevin Eslick at 608-283-1486 / eslick.kevin@danecounty.gov.

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 Agricultural Preservation. The Town has a Density Policy of 1 home per 35 Acres of currently owned property. As it does not create a new buildable lot, the proposal is consistent with the Town's Density Policy. Please see the attached Density Study. 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 on or within 300 feet of the subject property.

TOWN ACTION: The Town Board recommends approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the recording of the CSM, and the following conditions:

1. A shared access easement shall be recorded for Lot 2 where the home shares a driveway with the adjacent farm operation.

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