
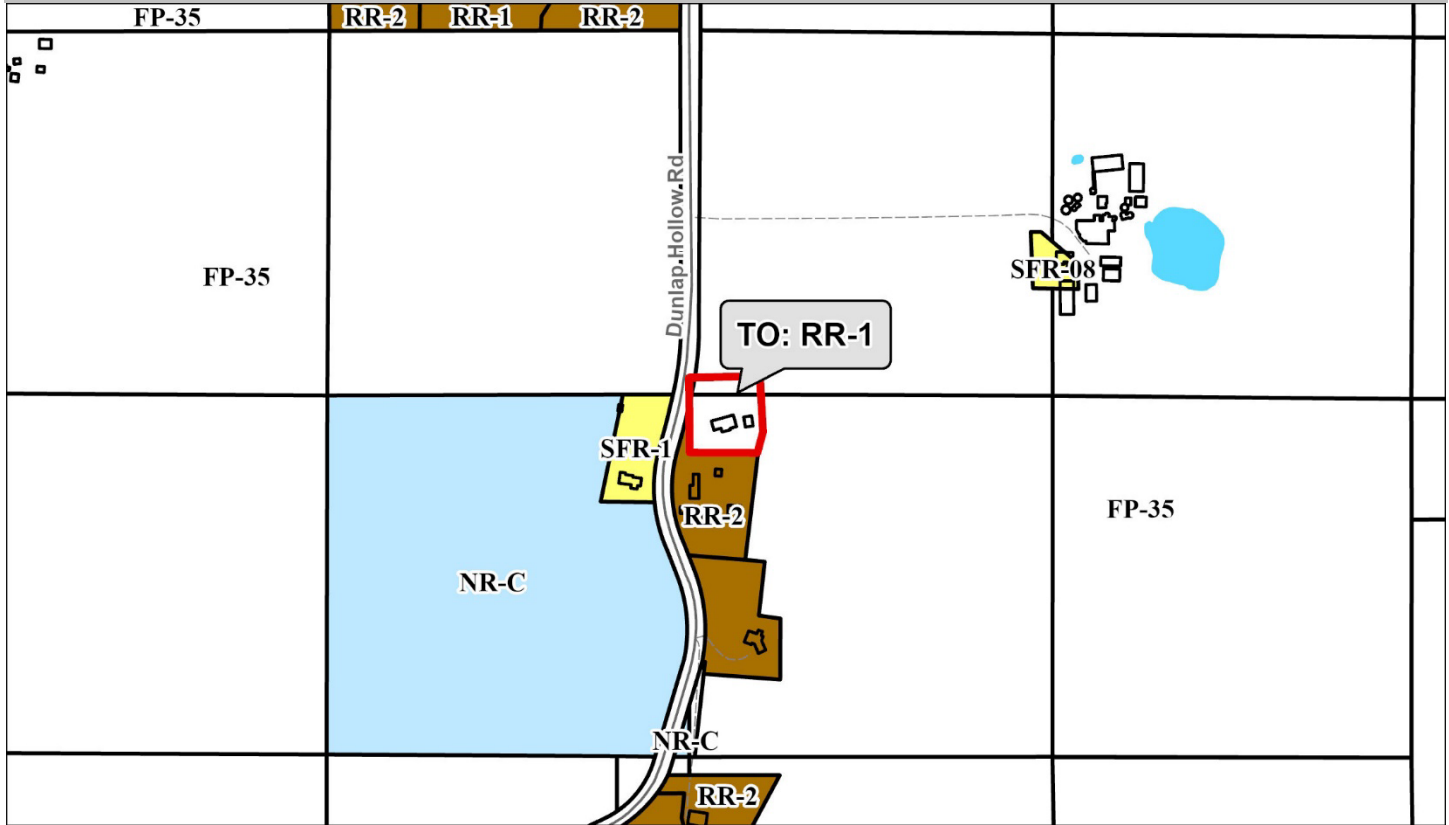


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 23, 2026		Petition 12285
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<u>Town, Section:</u> ROXBURY, Section 29
	<u>Size:</u> 1.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> GARY & RUTH ZIEGLER LIVING TR
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 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.

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 are working with the neighbors to modify the proposed lot. As of **6/17/26** they are working 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.

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: Pending.

STAFF RECOMMENDATION: Staff recommends postponement pending town action and resolution of lot line adjustments.

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