
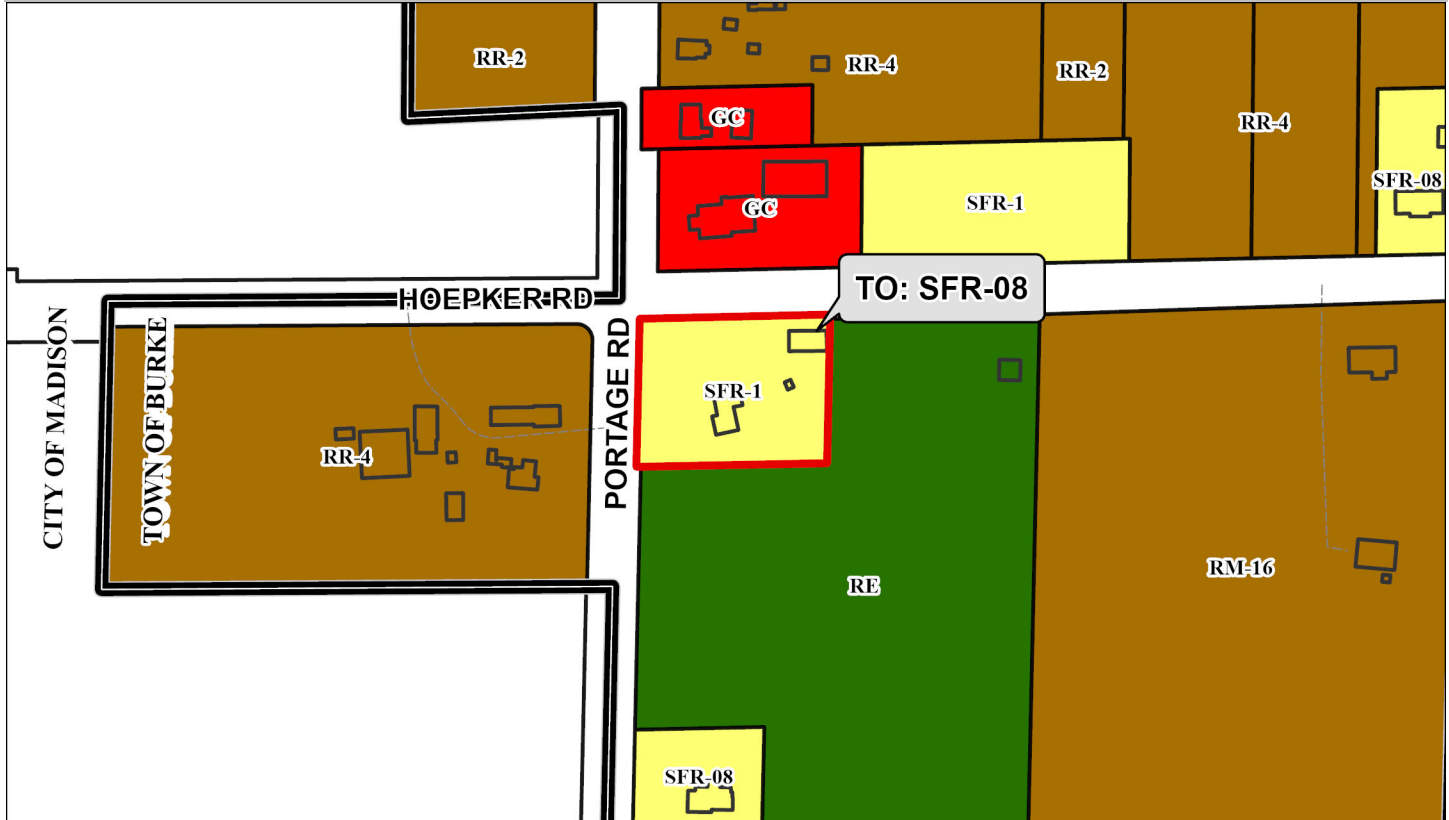


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 26, 2026	Petition 12274
	<u>Zoning Amendment Requested:</u> SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District	<u>Town, Section:</u> BURKE, Section 15
	<u>Size:</u> 1.35 Acres	<u>Survey Required:</u> Yes
	<u>Reason for the request:</u> creating residential lots for two existing houses	
		<u>Applicant:</u> ELLEN PAMPERIN LIVING TRUST
		<u>Address:</u> 5794 PORTAGE ROAD AND 3949 HOEPKER ROAD



DESCRIPTION: Applicant would like to divide the existing lot that contains two existing houses, creating two residential lots with SFR-08 zoning. No new development is proposed in relation to this request. A new two-lot certified survey map (CSM) would be recorded.

OBSERVATIONS: Because the property contains two homes, the current use of the property does not conform to the SFR-1 zoning. The property was previously zoned A-1 under the old zoning ordinance, since its original establishment many decades ago, and was assigned SFR-1 during the 2019 zoning ordinance rewrite, possibly because the second residence was missed. Technically this is a do-over from a prior proposal that was never completed by the recording of a CSM to divide the lot.

The proposed lot configuration would meet county ordinance requirements, including lot size, public road frontage, and lot coverage by buildings. The eastern home would not meet building setbacks from Hoepker Road (minimum 63 feet from centerline or 30 feet from road right-of-way). However, this is an existing condition that would not be made worse by approving this proposal.

COMPREHENSIVE PLAN: This petition is in the town’s Low Density Residential planning area and is subject to the land use policies related to that designation. This area is intended for residential development near existing single-family development and should range from one to four dwelling units per acre.

The property also falls within the Town of Burke-City of Madison Cooperative Plan, and Madison will also need to review this land division according to this agreement. Due to the increased and anticipated development by the City in this area, there is no guarantee that this land division would be approved by the City.

The Low Density Residential planning area recommends SFR-08 zoning and this is simply a division of existing homes, 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 within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Pending town action on the proposal, and any comments at the public hearing, Staff would recommend approval with no conditions.

As noted above, approval by the City of Madison is also needed—typically the applicants must seek town and county approvals prior to submitting a formal application to the city for review. Should the rezoning and certified survey map not be approved by the City of Madison pursuant to the intergovernmental agreement, this petition could not proceed and would be rendered null and void.

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