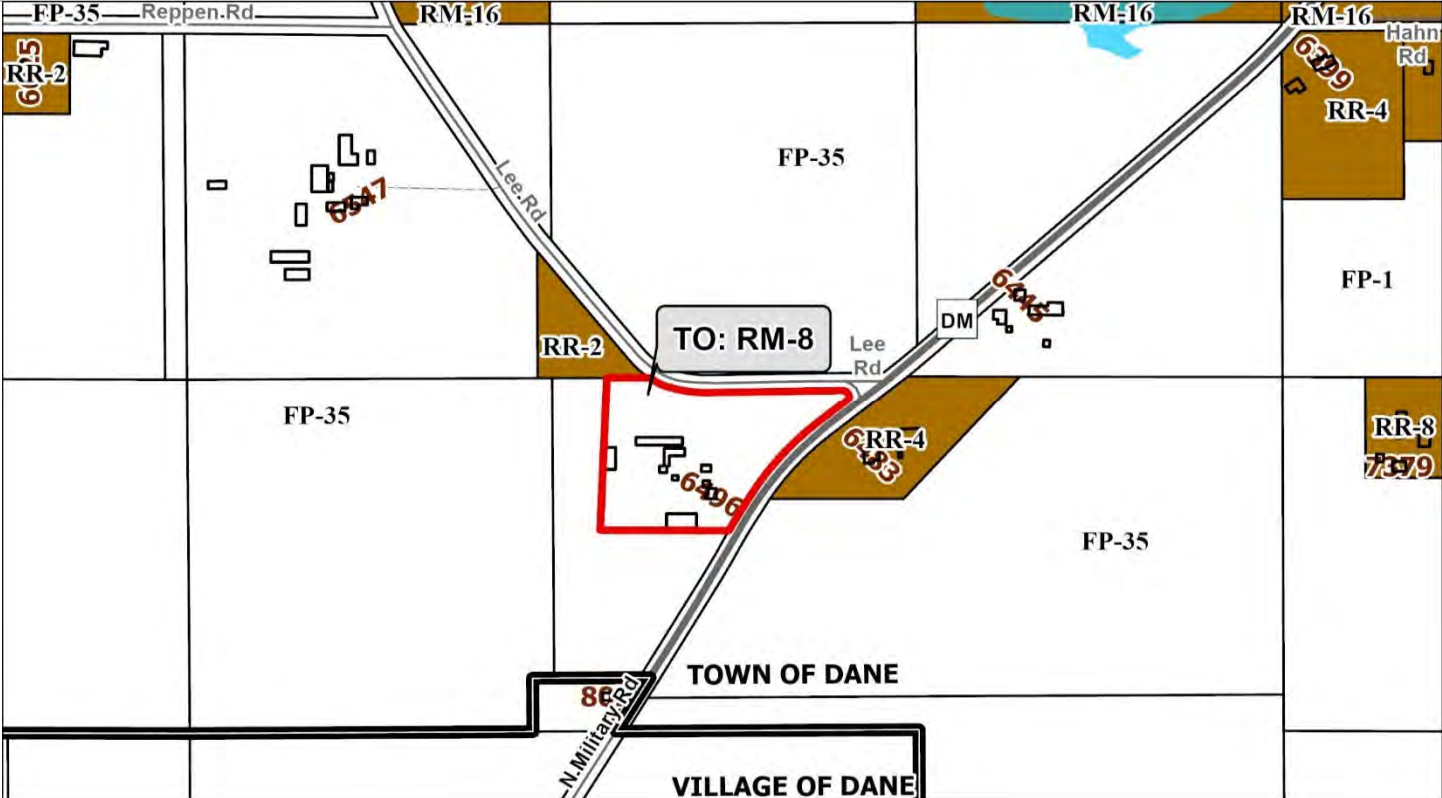


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 28, 2026		Petition 12306
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Residential District		<u>Town, Section:</u> DANE, Section 13
	<u>Size:</u> 9.37 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DENNIS M KARLS
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 6496 COUNTY HIGHWAY DM



DESCRIPTION: Applicant would like to separate the existing farmette (the home and surrounding buildings) from the cropland, on a 9.4-acre certified survey map lot. The lot is intended for sale to a new owner, and there is a desire to continue some keeping of livestock on this property. Thus the original request was amended from RR-8 to RM-8 zoning, which allows livestock as a permitted use. No new construction is planned at this time.

OBSERVATIONS: Property contains a residence and variety of outbuildings that supported the agricultural use of the property. One building has historically been used as a limited commercial welding shop; however, that use has been discontinued.

The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The property is within the Village of Dane's extraterritorial jurisdiction (ETJ) for the CSM/land division review.

If future land owners desire to house livestock on the property, a nutrient (manure) management plan will be required to be on file with the county Land Conservation Department. Please contact: Shawn Esser at 608-228-6347 / Esser.Shawn@danecounty.gov

HIGHWAY ACCESS: CTH DM is not a controlled access highway. A Permit to Access is required from the Highway Department. No new additional access will be permitted on CTH DM due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of the access requires a permit from the Highway Department. No significant increase in traffic is expected due to rezone.

NOTE: Preliminary CSM comments not fully included in this review. Comments will include dedicating 40' of Right of Way for highway use, showing "no access" areas, and include a 150' vision triangle at the Lee Road intersection. For questions on this, contact: Kevin Eslick 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 separation of existing homes and the continuation of agriculture. The Town of Dane has a 1 home per 35 acres density policy, the proposal is consistent with the density policy (see 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 within 300 feet of the subject property.

TOWN ACTION: The Town Board recommended approval of the petition at its June 1st meeting; however, at the time of writing no town action report has been filed with the Zoning Division.

STAFF RECOMMENDATION: Pending any comments received at the public hearing, and confirmation of town board action, Staff recommends approval with the following conditions:

1. Prior to the housing of livestock on the property, a farm soil and water conservation plan meeting the standards of NR 151, Wisconsin Administrative Code shall be approved by the Department of Land and Water Resources.

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