
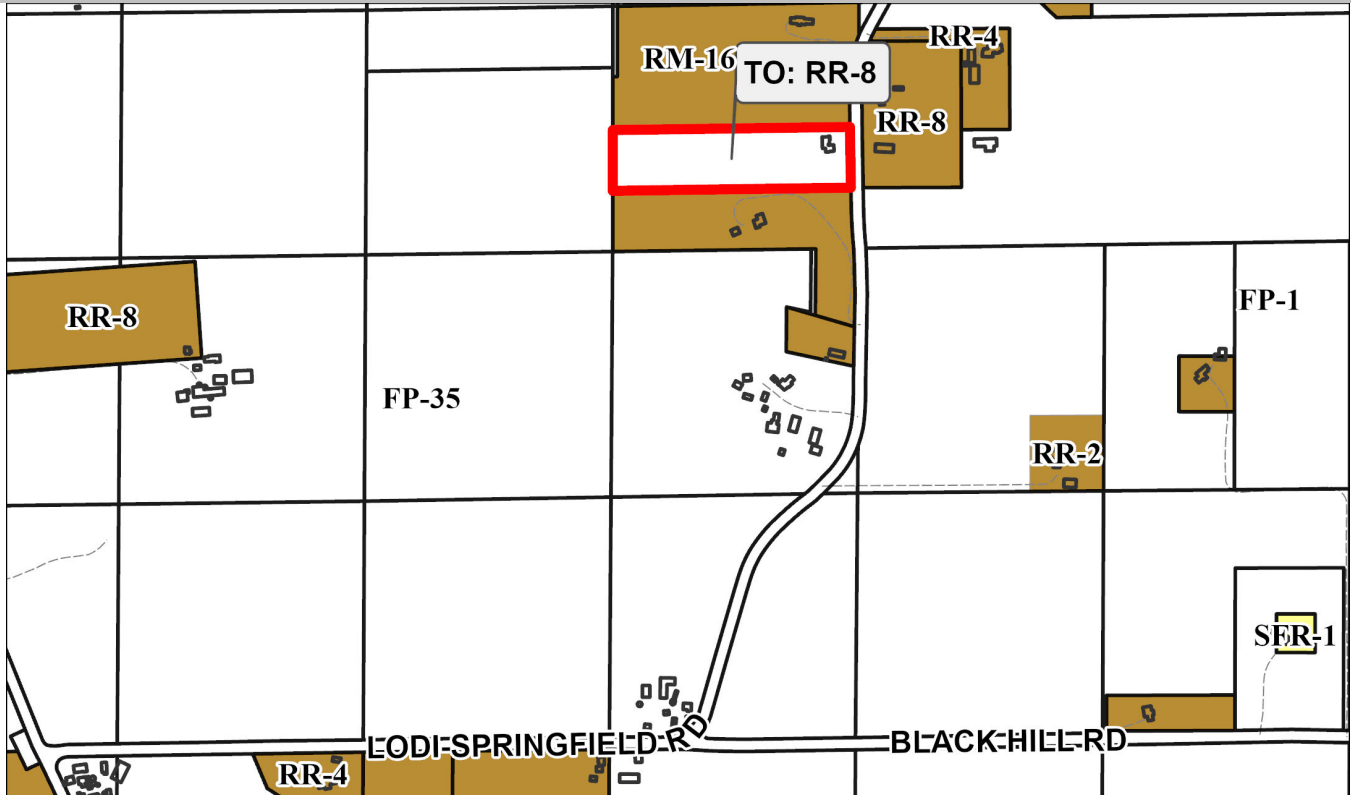


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>October 22, 2024</b>	<b>Petition 12099</b>
	<u>Zoning Amendment Requested:</u> <b>FP-1 Farmland Preservation District TO RR-8 Rural Residential District</b>	<u>Town, Section:</u> <b>DANE, Section 17</b>
	<u>Size:</u> <b>10 Acres</b>	<u>Survey Required:</u> <b>No</b>
	<u>Reason for the request:</u> <b>Zoning compliance for existing land use (residential)</b>	
		<u>Applicant:</u> <b>ADAM AND SARA WIPPERFURTH</b>
		<u>Address:</u> <b>7339 LODI-SPRINGFIELD ROAD</b>



**DESCRIPTION:** Applicants request a rezoning to RR-8 in order to bring the property into compliance for its existing residential use at 7339 Lodi-Springfield Rd.

**OBSERVATIONS:** The zoning mismatch was discovered during a review of a zoning permit for an accessory building. The 10-acre property was created years ago via certified survey map (Lot 1 of CSM 2697 from 1977). Prior to the 2019 zoning ordinance rewrite, it was considered a sub-standard but buildable A-1EX lot. In 2018, permits were issued to construct a single-family residence. The new home was built during the zoning ordinance rewrite, a multi-year process that began when the property was still vacant and resulted in the property being assigned FP-1 zoning in 2019 with the adoption of the new zoning ordinance and zoning maps. Since the FP-1 zoning district does not allow residential use, this makes the residential land use “non-conforming”. In order to correct the matter, a rezone petition was assembled for the owners.

**COMPREHENSIVE PLAN:** The home is in the Agriculture Preservation Planning Area. As noted above, this request is to accommodate an existing residence, and no new development is proposed. The proposal is consistent with both the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [Kodl.Curt@danecounty.gov](mailto:Kodl.Curt@danecounty.gov)

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

**TOWN ACTION:** On August 5, 2024 the Town Board recommended approval with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.