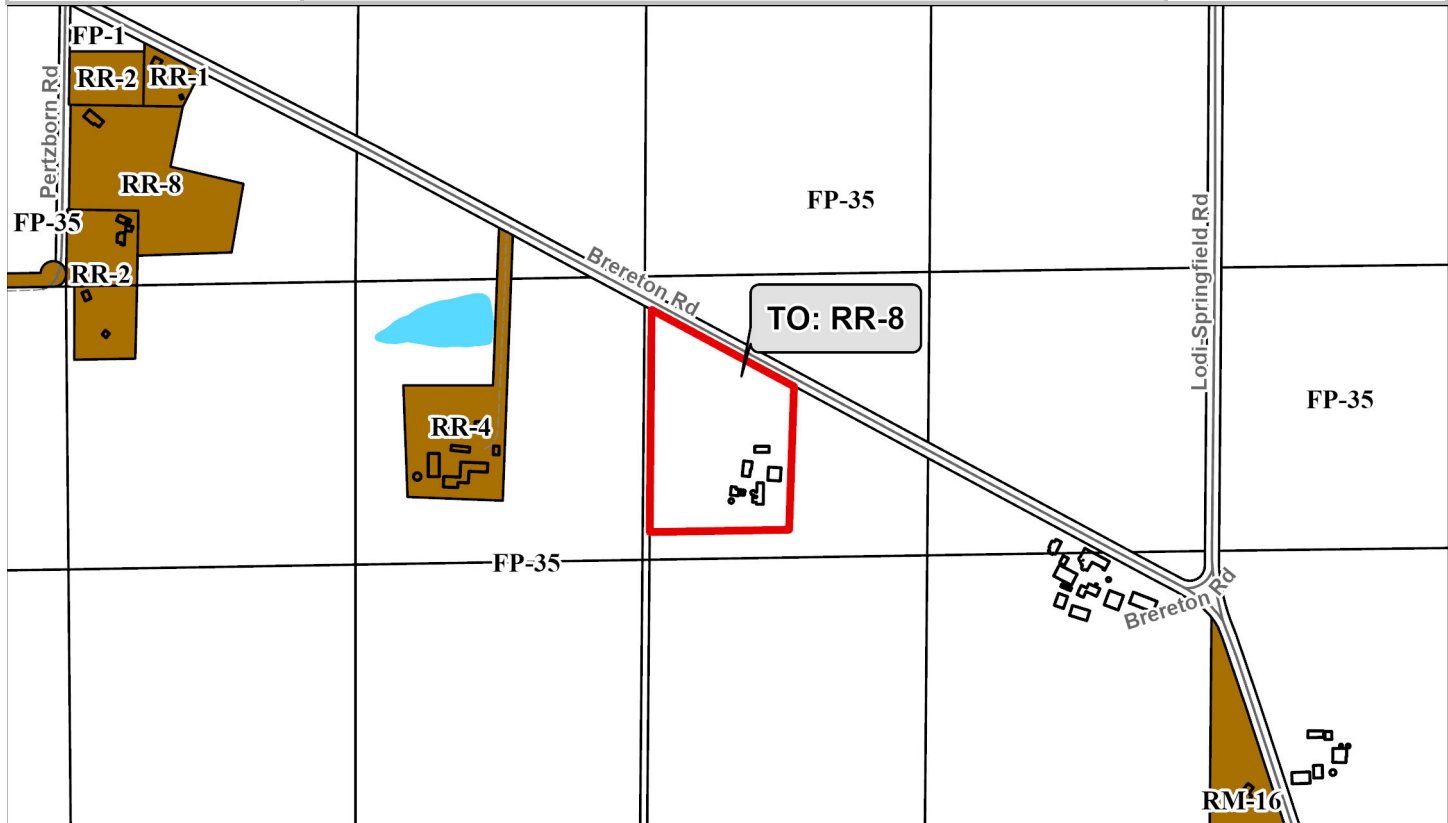


Staff Report  Zoning & Land Regulation Committee	Public Hearing: August 25, 2026		Petition 12319
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed Use District (amended from RR-8 Rural Residential District)		<u>Town, Section:</u> DANE, Section 32
	<u>Size:</u> 13.57 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DENNIS HRUBY
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 7493 BRERETON RD



DESCRIPTION: Applicant would like to separate the existing farm and buildings from the farmland, so that they can be sold separately.

Since the original petition was submitted requesting RR-8 zoning, the applicant amended the request to RM-8 Rural Mixed Use zoning instead. This is sometimes done in order to enable more options for livestock on the property.

OBSERVATIONS: Land uses along Brereton Road are predominantly agricultural with rural residential lots concentrated along the right-of-way. The proposed lot configuration meets county ordinance requirements including lot size and public road frontage.

In the RM-8 zoning district, there is no numerical limit on the number of livestock. However, all livestock use must comply with a farm soil and water conservation plan meeting the standards of NR 151, Wisconsin Administrative Code and approved by the Department of Land and Water Resources.

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 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 sensitive environmental resources within 300 feet of the subject property. A small pond is located within 1000 feet to the west, placing the northwest corner of the lot within the secondary shoreland zone. Two intermittent streams are mapped to the north and southeast of the property placing both the northeast and southeast corners of the property in the primary shoreland zone. The proposed lot remains outside of the shoreland setback, and development of the lot is feasible.

TOWN ACTION: Town Board recommends approval, no conditions.

STAFF RECOMMENDATION: Staff recommends approval subject to the applicant recording the CSM.

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