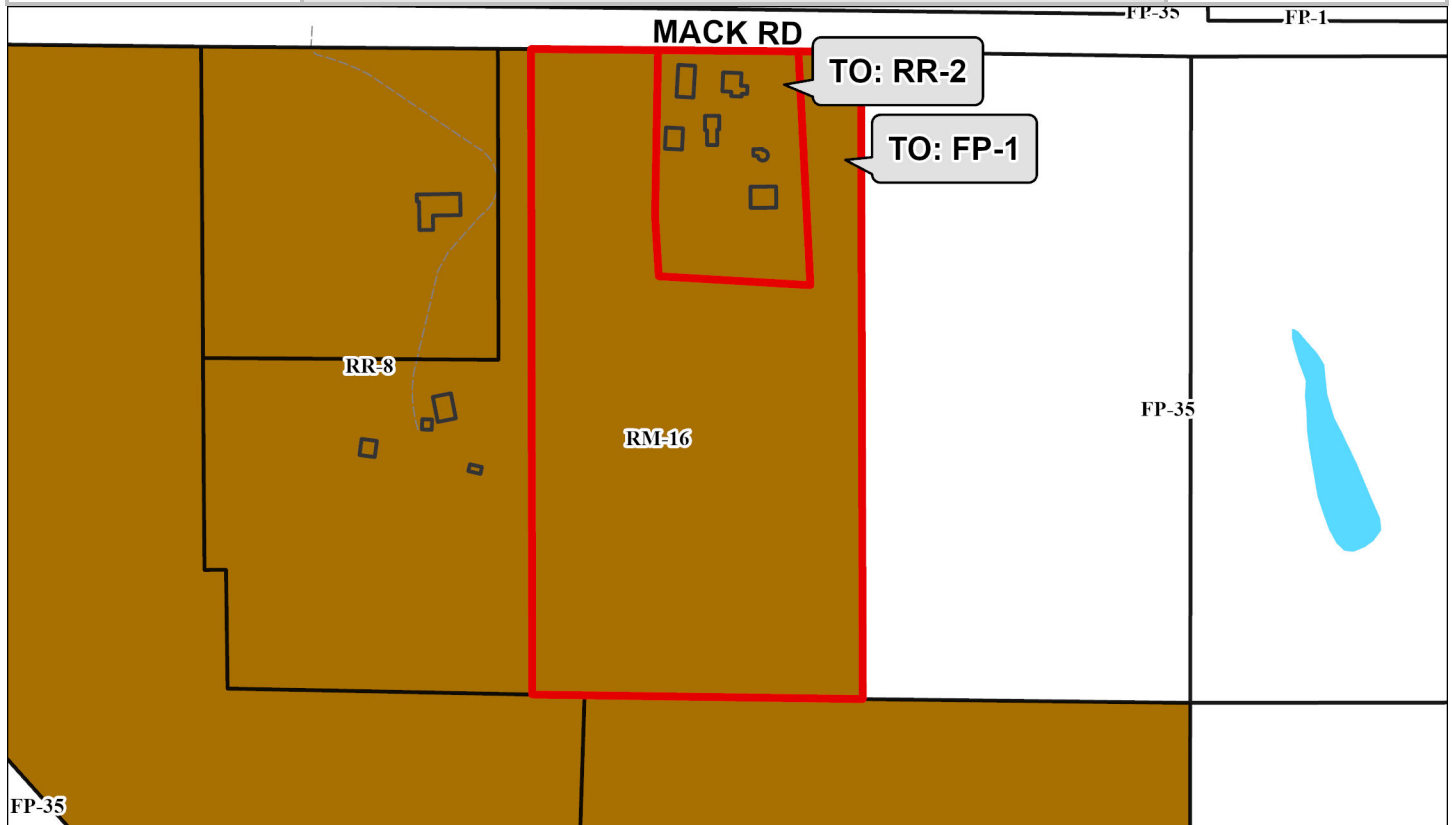


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 25, 2025		Petition 12212
	<u>Zoning Amendment Requested:</u> RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District		<u>Town, Section:</u> ROXBURY, Section 16
	<u>Size:</u> 3,16.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> BDC ENTERPRISE LLC
	<u>Reason for the request:</u> Create one residential lot and one agricultural lot		<u>Address:</u> 8765 MACK ROAD



DESCRIPTION: Applicant would like to rezone land to create a residential lot 3 acres in size. The lot would have RR-2 zoning due to the proposed lot size and RR-2 zoning being for lots between 2 and 4 acres in size. The new lot would be sold while current owner will retain the other 17 acres for continued agricultural use.

OBSERVATIONS: The proposed lots meet county ordinance requirements for the proposed zoning including lot size, public road frontage, building coverage, and building setbacks from lot lines. The septic system must be contained completely within the residential lot it serves, and will need to be shown on the final CSM. An approved access for the agricultural lot will be necessary, either as a separate field access on that lot or (less preferred) through an easement through the residential lot.

COMPREHENSIVE PLAN: The proposal is in the Agricultural Preservation Area; the Town has a Density Policy of 1 home per 35 Acres. One dwelling unit per parcel under 35 acres. The proposal is consistent with the Town's Comprehensive Plan as it doesn't create a new buildable lot. 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 features on the property. The east end of the property is within the secondary shoreland zone due to proximity to a pond to the east. Staff has no concerns; no development is proposed within that area.

TOWN ACTION: The Town Board recommends approval with no conditions.

STAFF RECOMMENDATION: Staff recommends approval, with RR-2 zoning on the residential lot and FP-1 zoning on the agricultural lot, with the following conditions:

1. Septic system must be shown on the final CSM and entirely within the boundaries of the residential lot.
2. Access shall be provided for the agricultural field, either through a field access located on the FP-1 lot or through an access easement through the residential lot.
3. A deed restriction shall be recorded on the FP-1 parcel to prohibit further residential development.

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