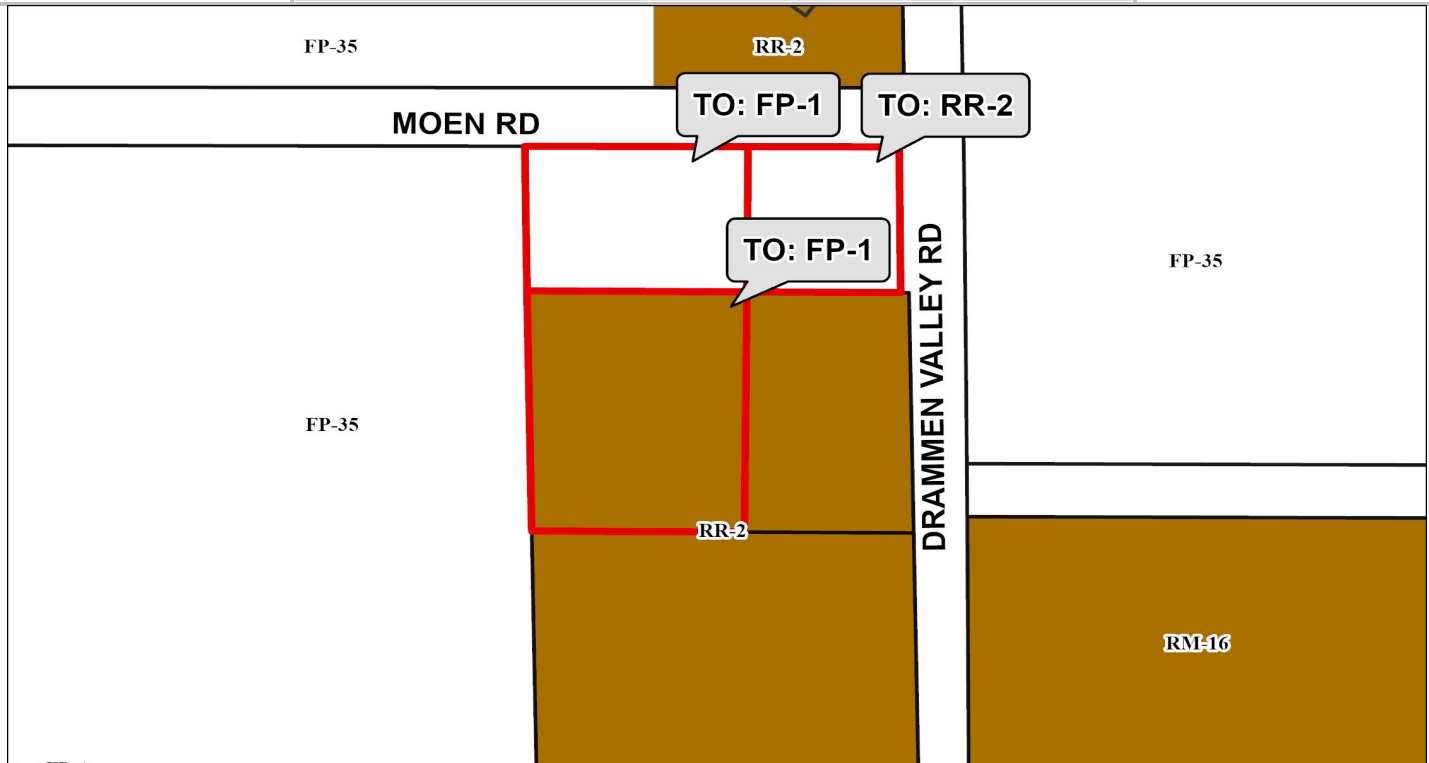


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 25, 2025		Petition 12216
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District, RR-2 Rural Residential District TO FP-1 Farmland Preservation District		<u>Town, Section:</u> PERRY, Section 31
	<u>Size:</u> 1.79,0.74 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JAMES S GIBSON
	<u>Reason for the request:</u> MODIFY AN EXISTING RESIDENTIAL LOT		<u>Address:</u> EAST OF 123 DRAMMEN VALLEY RD



DESCRIPTION: James Gibson would like to reconfigure an existing vacant residential lot (Lot 2 CSM #14985). The change would result in the lot being 2.29 acres with wider frontage on Drammen Valley Road. The land west end of the current lot would be rezoned back to a Farmland Preservation zoning district to match the rest of the Gibson property.

OBSERVATIONS: The proposed lot modification meets county ordinance requirements. The applicant amended the petition slightly from the original request, in response to staff feedback that the original lot layout would have left a gap between the lot and Moen Road and created a landlocked agricultural lot. The revisions eliminate these concerns and is a more simplified proposal. In addition, the CSM would restrict vehicular access from the RR-2 lot onto Moen Road.

COMPREHENSIVE PLAN: This proposal is consistent with the goals, objectives, and policies of the Comprehensive Plan. The lot realignment does not significantly impact land use or development and places more land in farmland preservation zoning than it converts to residential. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property and no development is proposed with this petition.

TOWN ACTION: The Town Board has recommended approval of the petition as amended.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the CSM being recorded. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.