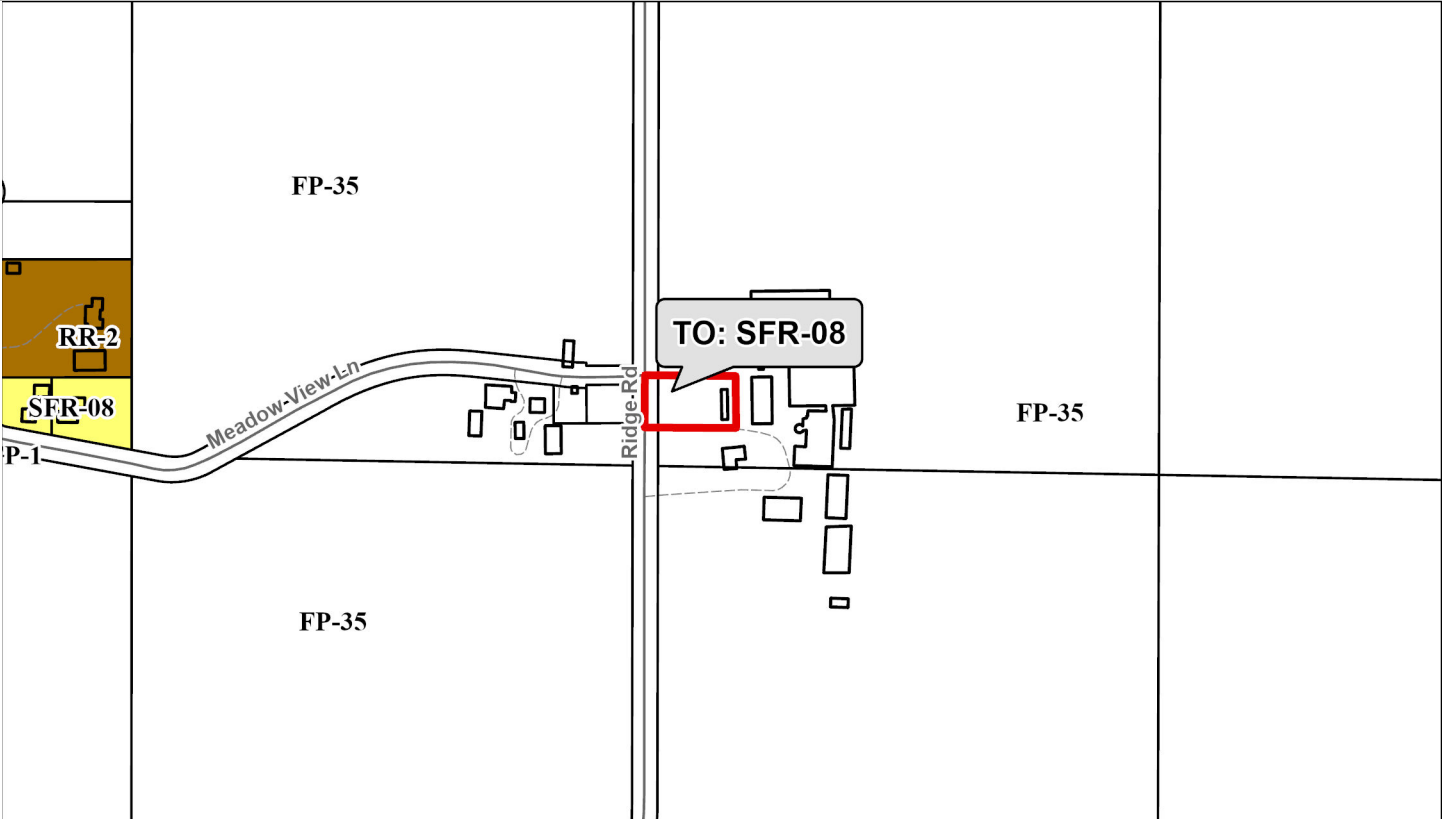


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12315
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District		<u>Town, Section:</u> COTTAGE GROVE, Section 1
	<u>Size:</u> 0.74 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> SILVIN F & ROSEMARY C KURT REV TR (c/o Tyler Kurt)
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 4558 RIDGE RD
			

DESCRIPTION: Applicant would like to create a residential lot for an existing home. The current home is a mobile home that was previously approved as a farm residence on FP-35 zoned land with Conditional Use Permit ([CUP #2638](#)).

OBSERVATIONS: Approval of this rezone and certified survey map (CSM) lot would nullify the existing conditional use permit for the farm residence, converting the home to a different status under the Chapter 10 zoning regulations.

The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The residence is served by a driveway onto Ridge Road that is shared and serves the primary farm and farmstead addressed at 4544 Ridge Road. The applicants plan to continue shared use of the driveway as they all run the family farm. An easement is not required but if one is proposed, it will need to be shown on the final CSM.

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. As indicated on the attached density study report, the property is not eligible for any additional "residential density units" based on a prior agreement that transferred 2 RDUs to Badger Farms LLC. However, replacement of the mobile home (existing secondary farm residence) represents a one for one exchange and will not result in a net increase in density. The proposal is therefore consistent with the density policy and other applicable goals, objectives of policies related to residential development found in the comprehensive plan.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or allan.Majid@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features near the residence, and no development is proposed. Staff has no concerns with resource protection.

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

STAFF RECOMMENDATION: As noted above, a residential density unit is available to the landowners to be used for this residential lot, and approval of this rezone and CSM lot should cause the current CUP #2638 to be rendered Null and Void because it would no longer meet the definition and criteria for a “farm residence” conditional use.

Staff recommends approval of rezone petition 12315 subject to the recording of the CSM and the following conditions:

1. Applicants shall record a Cancellation of Notice document with the Register of Deeds to clarify that the previous Deed Notice (recorded document #6053711) is no longer in effect.

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