
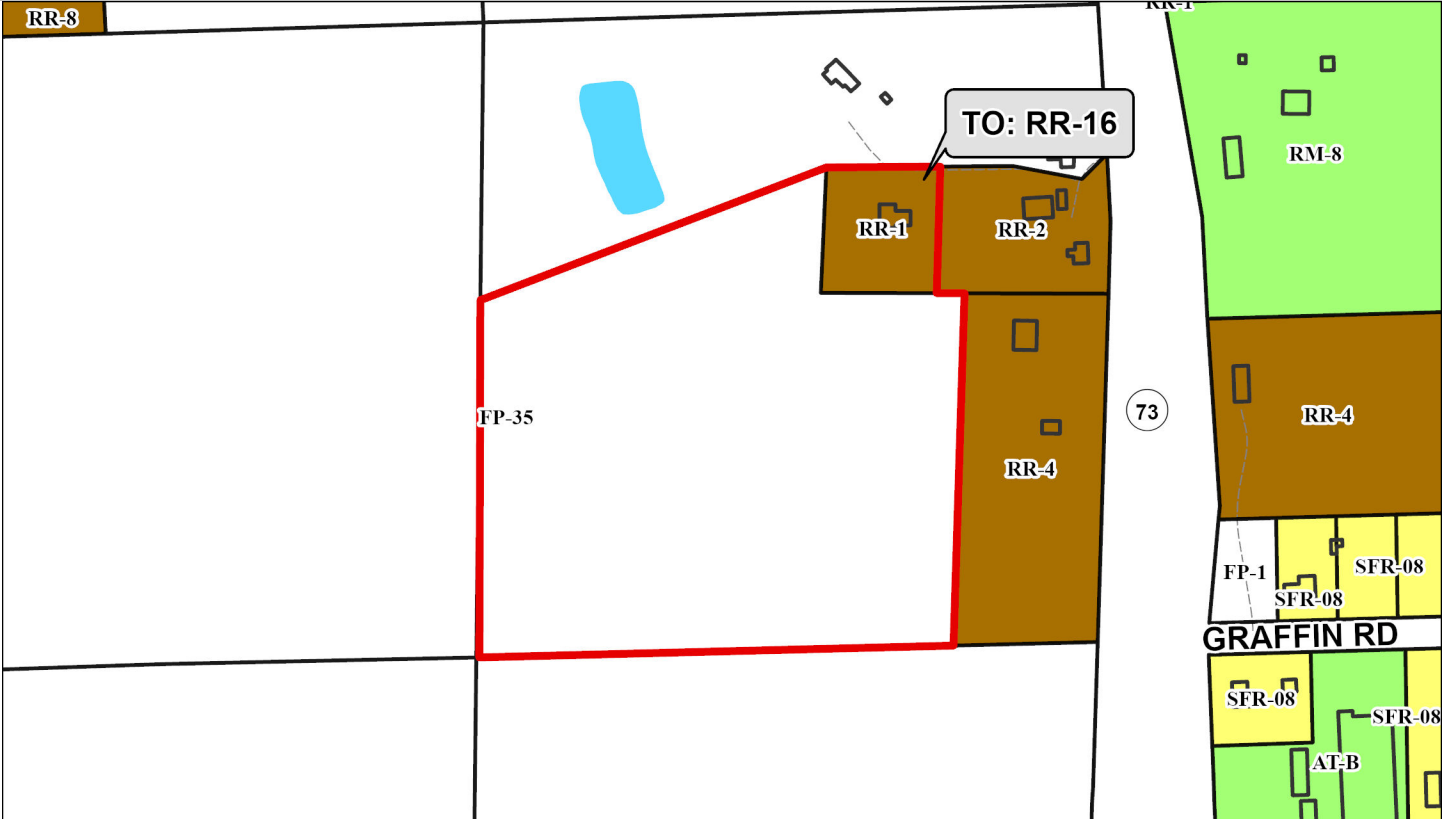


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> August 26, 2025</p> <p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District and RR-1 Rural Residential District TO RR-16 Rural Residential District</p> <p><u>Size:</u> 19,1.5 Acres <u>Survey Required:</u> Yes</p> <p><u>Reason for the request:</u> Adding 19 acres to an existing residential lot</p>	<p>Petition 12191</p> <p><u>Town, Section:</u> DEERFIELD, Section 9</p> <p><u>Applicant:</u> TERRY MCCAUGHEY - Agent, Jim Lowrey</p> <p><u>Address:</u> 4489 STATE HIGHWAY 73</p>
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DESCRIPTION: Terry McCaughey proposes a rezoning in order to sell land to the neighbors to expand their existing residential lot. The current lot (Lot 2 of Certified Survey Map #14497) is 1.5 acres in size and zoned RR-1; this proposal would add 19 acres of adjacent farm land to the lot, resulting in a 20.5-acre lot with RR-16 zoning.

OBSERVATIONS: The proposed lot meets county ordinance requirements for lot size, use, and building setbacks from lot lines. The RR-16 zoning district allows residential use as well as small-scale agriculture. The remaining McCaughey farm land would have more than 35 acres remaining and thus does not need to be rezoned or included in the survey map.

The current RR-1 lot has no public road frontage, and the lot will continue to be landlocked after expansion. The existing home there shares a driveway with the adjacent farmland/farmstead, and another existing home at 4485 Highway 73. An earlier rezone petition and CSM were approved in 2017 ([rezoning petition #11081](#)), with an exception from the 66-foot road frontage requirement of the land division ordinance. Both were approved and a shared easement was required. The proposed certified survey map (CSM) shows a 24' wide shared access easement for access to STH 73.

COMPREHENSIVE PLAN: This property is within the town's agricultural preservation district. The Town does not have a maximum lot size for lot line adjustments, so the RR-16 request does not conflict with the Comp Plan. Much of the added land is within the Town's Open Space Corridor and town policies state that new development should not encroach into these areas. This Open Space Corridor corresponds with floodplain and wetland setback mapping, so these regulations should already prohibit development within this area. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or Kollenbroich.Benjamin@danecounty.gov.

RESOURCE PROTECTION: The far west side of site is subject to shoreland zoning, due to a stream that runs west of the property. In addition, there are DNR-mapped wetlands and hydric (wetland indicator) soils, FEMA Floodplain (Zone A) and Flood Storage District over west half of the proposed lot. No new development is proposed within these areas.

TOWN ACTION: The Town Board recommended approval with the following conditions: 0712-092-8001-0 and 0712-092-8455-0 are being combined to form one parcel within the RR-16 Rural Residential District. There shall be no further subdividing of this land for residential development. No building rights are available.

STAFF RECOMMENDATION: Staff notes that the agricultural (FP-35) lands were deed restricted in 2017 when the development rights were exhausted on the original farm. Based on the Town of Deerfield's recommendation, the new lot should be deed restricted to specify it may not be further divided. Pending any comments at the public hearing, Staff recommends approval subject to the applicant recording the CSM and the following conditions:

1. A deed restriction shall be recorded on the new CSM lot stating the following:
 - a. Further land division is prohibited.

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