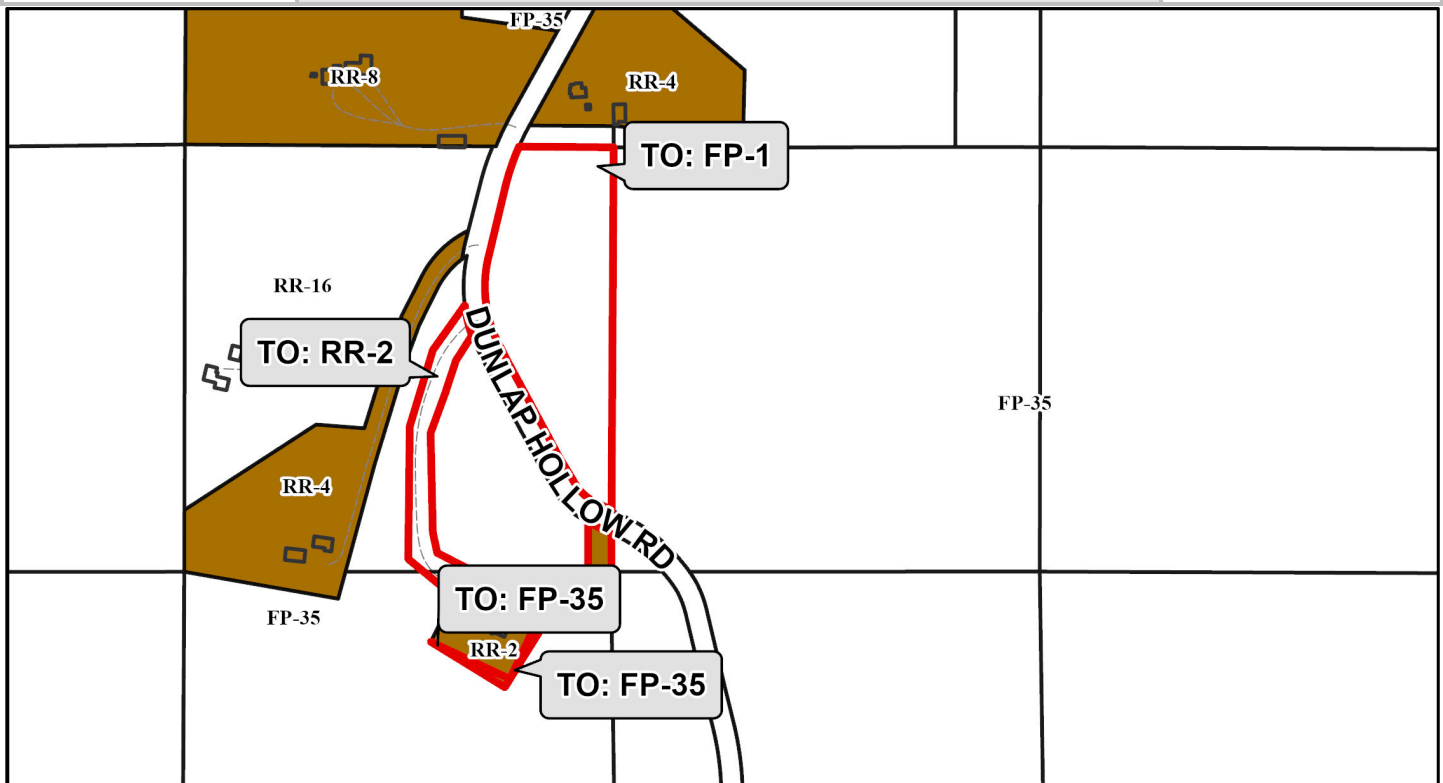


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> November 25, 2025		Petition 12213
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District, RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<u>Town, Section:</u> ROXBURY, Section 31
	<u>Size:</u> 1.5,1.0,7.7 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> THOMAS AND RITA BRISKY
	<u>Reason for the request:</u> RECONFIGURE EXISTING RESIDENTIAL LOT AND CREATE TWO AGRICULTURAL LOTS		<u>Address:</u> 6683 DUNLAP HOLLOW ROAD



DESCRIPTION: Thomas and Rita Brisky would like to adjust the lot lines of the parcels they own to better fit the existing driveway. They currently own one certified survey map lot (CSM # 8745) with a house on it, and several acres of unsurveyed land zoned for agricultural use. The driveway is located on an adjacent ag parcel. The proposed new 3-lot CSM would place the house and driveway on the same lot, and create 2 agricultural lots from the remaining land they own on either side of Dunlap Hollow Road.

OBSERVATIONS: The proposed lots meet county ordinance requirements, including lot size, public road frontage, building setbacks from lot lines, and lot coverage by buildings.

COMPREHENSIVE PLAN: The proposal is in the Agricultural Preservation Area; the Town has a Density Policy of 1 home per 35 Acres. The proposal does not create a new buildable parcel and is consistent with the Town Plan. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental features on the subject property. No staff concerns, no new development is proposed.

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

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval subject to the applicants 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.