
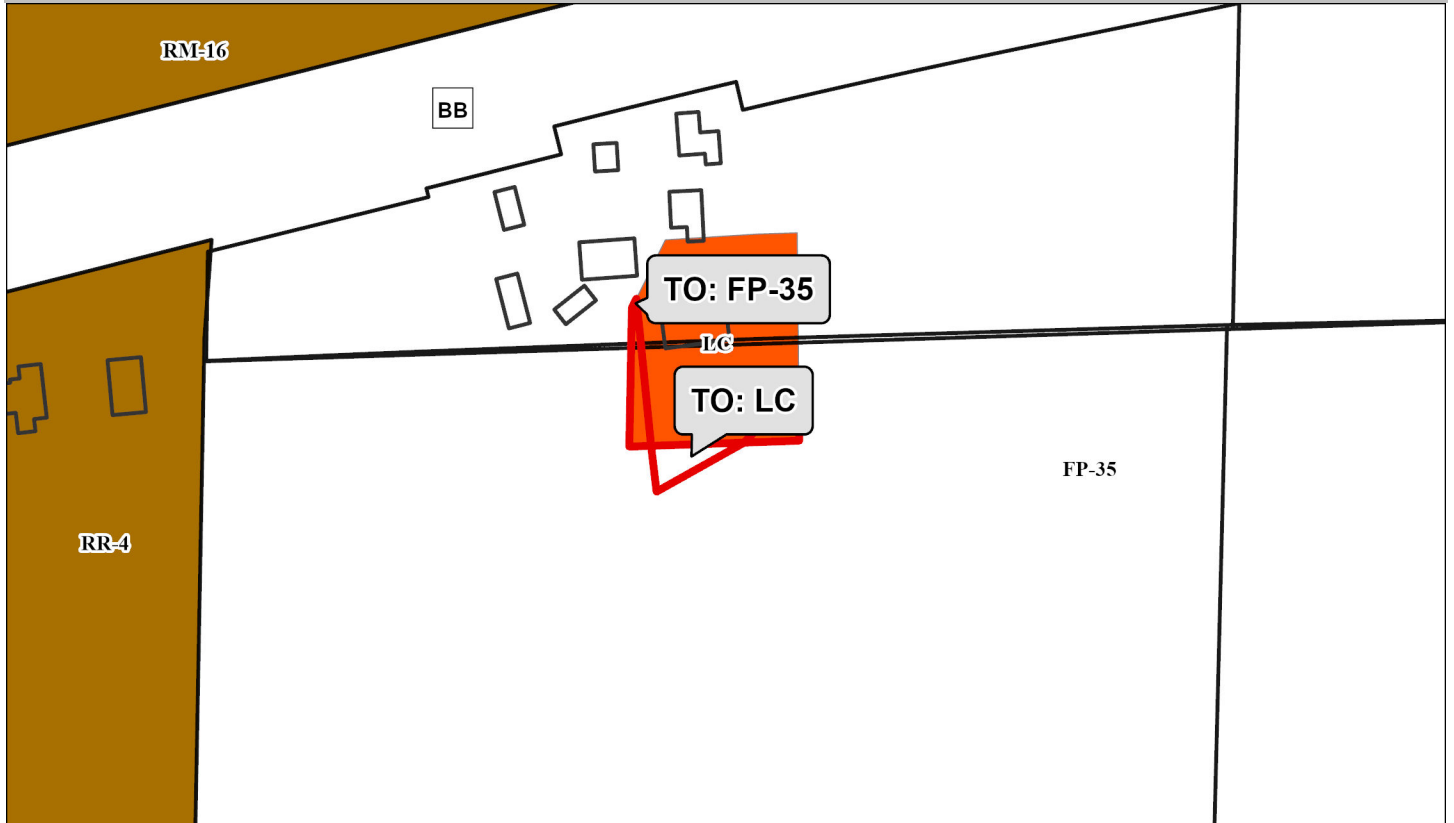


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>May 26, 2026</b>		<b>Petition 12267</b>
	<u>Zoning Amendment Requested:</u> <b>LC Limited Commercial District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO LC Limited Commercial District</b>		<u>Town, Section:</u> <b>DEERFIELD, Section 16</b>
	<u>Size:</u> <b>0.12,0.05 Acres</b>	<u>Survey Required:</u> <b>No</b>	<u>Applicant:</u> <b>PHILLIP HASTINGS REV TR</b>
	<u>Reason for the request:</u> <b>Adjusting the boundaries for an existing LC Limited Commercial Zoning District</b>		<u>Address:</u> <b>1013 COUNTY HWY BB</b>



**DESCRIPTION:** Philip Hastings would like to modify the boundary of an existing LC spot zone, in order to enable the construction of an agricultural building on his FP-35 zoned land. The planned location of the building would encroach on the westerly edge of the current LC zoning boundary, so the LC area is being adjusted.

**OBSERVATIONS:** The proposed LC zoning area conforms to county ordinance requirements for the maximum 5-acre size, building setbacks from the zoning boundary, and building size. Both buildings need to be 10 feet away from the zoning boundary line.

The owner has operated a well drilling business on site since 1993. There is a history of zoning petitions, as well as some zoning violations pertaining to outdoor storage and “junk” on the property. After establishing commercial zoning on 1.7 acres in 1993 (rezone petition #5784), the commercial area was reduced (1995 petition #6328). In 2018, this area was reduced further (petition #11278); the property was in violation at the time for storage of inoperable vehicles, metal drums, yard waste and trash. The previous violations have all been resolved.

Based on the 2024 aerial photo imagery used in the petition, it appears that non-agricultural land uses have exceeded the limits of the LC zoning area. However, Zoning Staff have verified that the property is currently in compliance.

**HIGHWAY ACCESS:** There is no change to land use, the intensity of the business, or to the current highway access. For questions on access, contact Kevin Eslick 608-283-1486.

**COMPREHENSIVE PLAN:** This petition is in the town's Agricultural Preservation and General Business planning areas and is subject to the land use policies related to that designation. This proposal is simply an adjustment of the zoning district boundary, and ultimately it would reduce the size of the LC area. Due to the proposed decreased size of the commercial zoning district (net loss of 0.07 acres) and small change in boundary lines, the proposal appears to be reasonably consistent with the goals, objectives of policies of the Comprehensive Plan. As noted elsewhere in the staff report, compliance with the County Zoning Ordinance for the current use should be considered prior to approving any rezone.

For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or [Kollenbroich.Benjamin@danecounty.gov](mailto:Kollenbroich.Benjamin@danecounty.gov).

**RESOURCE PROTECTION:** There are wetland indicators in the west end of the property; however, those appear to be over 75 feet away from both the business use / LC zoning area and the proposed new agricultural building site.

**TOWN ACTION:** Pending.

**STAFF RECOMMENDATION:** Pending town action, and any comments at the public hearing, Staff would recommend approval with no conditions.

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