

Staff Report

**Zoning & Land
Regulation
Committee**

Public Hearing: **July 28, 2026**

Zoning Amendment Requested:

FP-35 Farmland Preservation District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District

Size: **8.4,30 Acres**

Survey Required: **Yes**

Reason for the request:

Creating one residential lot

Petition 12307

Town, Section:

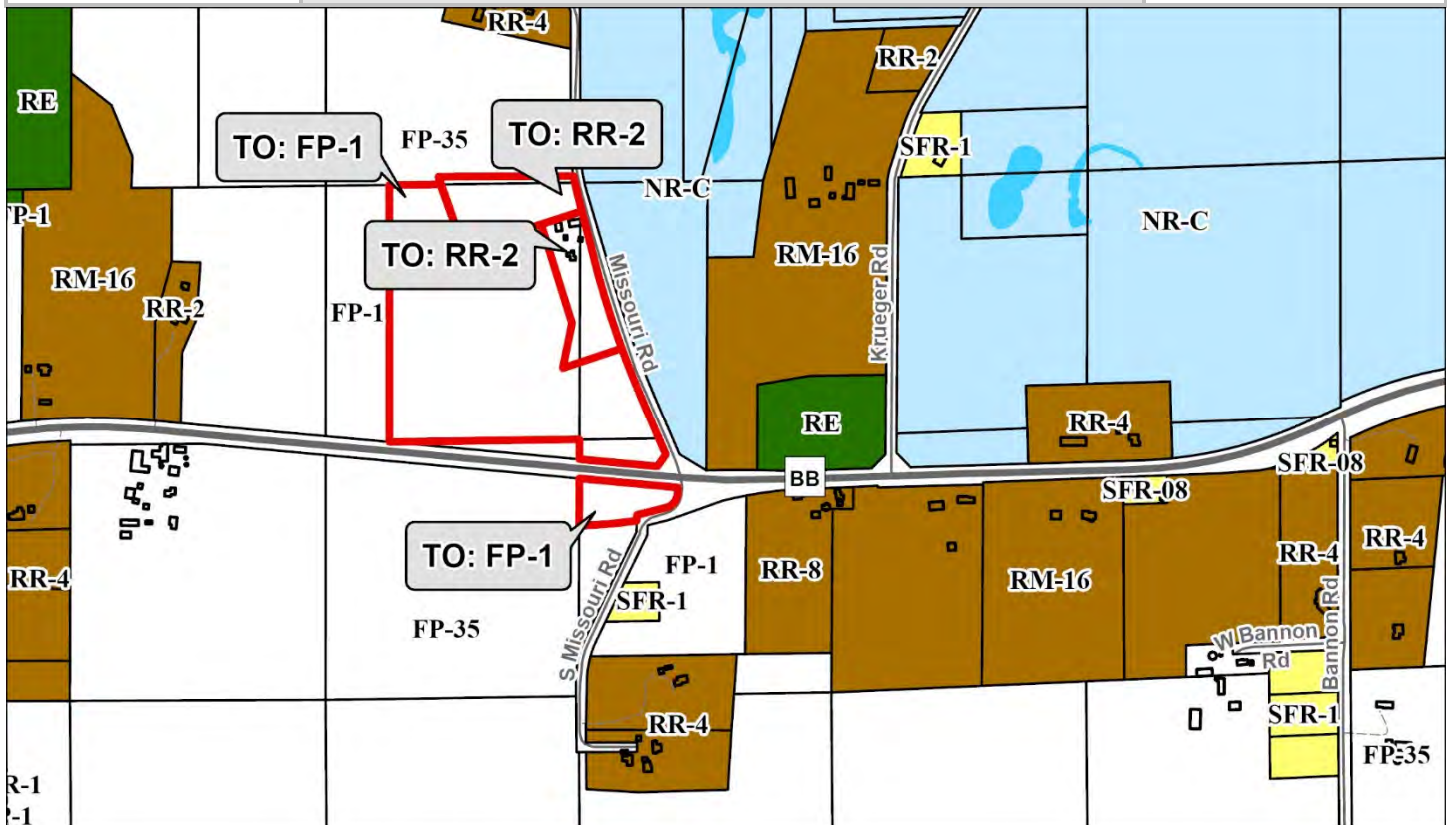
DEERFIELD, Section 10

Applicant:

ROBERT J SPORE

Address:

**NORTH OF 4335
MISSOURI RD**



DESCRIPTION: Bob and Cheryl Spore are selling their farm and propose to create two residential lots—one for the existing residence and one for a new home—and a third lot for the remaining farmland. As part of the land division, some land is being acquired from the owner to the north to enable a safe driveway access onto Missouri Road.

OBSERVATIONS: The proposed lot configuration generally meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The existing barn next to the road does not meet current-day building setback requirements; however, this is an existing nonconforming situation.

A remnant portion of the agricultural tax parcel exists on the south side of County Highway BB and will be required to be part of the survey map and rezoned to FP-1 to reflect the size of that property.

The property is unique in being across the road from the Goose Lake Wildlife Area, an expansive 2,296-acre DNR conservation and recreation land that contains some of the original wetland-drumlin complex left by receding glaciers.

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. According to the Town's density policies, the property has two "splits" remaining and this proposal uses both splits. Therefore, a deed restriction should be recorded which states that there are no more residential development rights left on the remaining farmland.

The new vacant residential lot also appears well sited in that it avoids impacting both the Town's Open Space Corridor and Group I & II soils (prime soils for farmland). The lot separating the existing home would contain some lands within

the Open Space Corridor, but this area is already largely protected from development under County shoreland regulations. Additionally, the house lot largely avoids impacts to Group I & II soils.

Overall, this proposal appears to be reasonably consistent with the goals, objectives, and policies related to the Agricultural Preservation planning area.

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

RESOURCE PROTECTION: The proposed new residential building site falls outside of environmentally sensitive areas. Other portions of the lands fall within the shoreland and wetland zoning districts, but these areas are not being proposed for development and the continued agricultural use is compatible with the resource protection of the area. If development of the new lot requires an access drive over 125 feet long it will require an erosion control permit from Dane County Land and Water Resources Dept.

TOWN ACTION: Town recommends approval, with no conditions.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. Applicant shall record a deed restriction on the remaining farm land (the FP-1 zoned lots, currently part of tax parcels 071210485005, 071210481303, and 071210495905) that states the following:
 - a. Further residential/nonfarm development is prohibited. The housing density rights for the original E. Bodeman farm have been exhausted per the Town Comprehensive Plan density policies.

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