
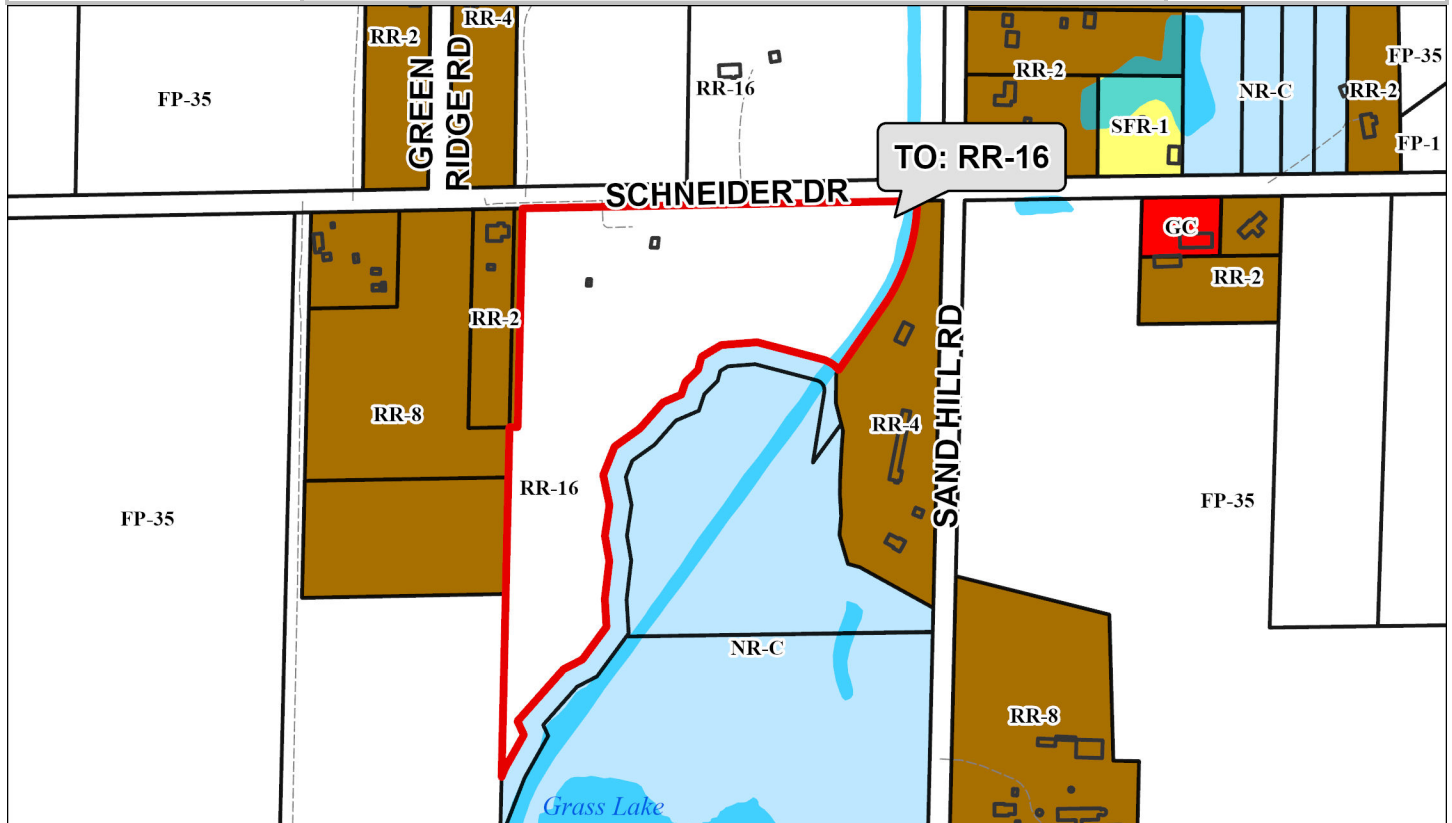


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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>August 26, 2025</b>  |                                   | <b>Petition 12187</b>                            |
|   | <u>Zoning Amendment Requested:</u><br><b>RR-16 Rural Residential District TO RR-16 Rural Residential District</b>  |                                   | <u>Town, Section:</u><br><b>DUNN, Section 30</b> |
|   | <u>Size:</u> <b>21 Acres</b>   | <u>Survey Required:</u> <b>No</b> | <u>Applicant:</u><br><b>CREEK RIDGE FARM LLC</b> |
|   | <u>Reason for the request:</u><br><b>AMENDING A ZONING-RELATED DEED RESTRICTION TO RELOCATE A FUTURE HOME SITE</b> |                                   | <u>Address:</u><br><b>4543 SCHNEIDER DRIVE</b>   |



**DESCRIPTION:** Applicant Robert Fredrickson has submitted this rezone petition in order to amend a zoning-related deed restriction on his property to relocate an approved home site (building envelope) for a replacement residence.

**OBSERVATIONS:** The land is currently zoned RR-16. It was previously zoned A-2 in 2011 under the old zoning ordinance (rezone petition #10306), and at that time a deed restriction was required to establish a specific building envelope for a future replacement home. The old house was since torn down, and Fredrickson is looking to build the new home roughly 300 feet east of the previous location, closer to the road and further from environmentally sensitive areas.

**COMPREHENSIVE PLAN:** The property is located in the town's agricultural preservation area. As indicated above, the existing lot was restricted to establish a building envelope that conformed with the town's siting standards. The applicant's proposed new building envelope appears to also conform with those standards and comprehensive plan policies more generally.

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

**RESOURCE PROTECTION:** While the property does contain sensitive environmental features (floodplain, wetland, and shoreland), the building envelope has been located outside of the regulatory areas and therefore future development will not be subject to resource zoning regulations.

**TOWN ACTION:** The Town Board has recommended approval with conditions:

1. Deed restriction limiting uses in the RR-16 zoning district only to:
  - a. Single family residential uses
  - b. Agricultural uses, including the keeping of livestock in associated accessory buildings
  - c. Horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events
  - d. Training of dogs
  - e. Training of horses at a horse board facility

**\*\*These are the same restrictions as the previous deed restriction\*\***
2. Recording of a new deed restriction which delineates the new 1.98 acre building envelope, only modifying the building envelope exhibits and legal description in the new deed restriction document.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval of the petition, with the following conditions. We recommend that a new deed restriction be recorded to amend and supersede the previous one approved by the Town and County:

1. A deed restriction shall be recorded on the lot stating the following:

Land uses on the property shall be limited exclusively to the following uses in the RR-16 zoning district:

  - a. Single family residential uses
  - b. Agricultural uses, including the keeping of livestock in associated accessory buildings
  - c. Horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events
  - d. Training of dogs
  - e. Training of horses at a horse board facility
2. A new deed restriction shall be recorded to limit the permitted single-family residence and residential accessory structures to the 1.98-acre building envelope denoted on an updated survey, which shall be attached as an exhibit to the deed restriction.

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.