
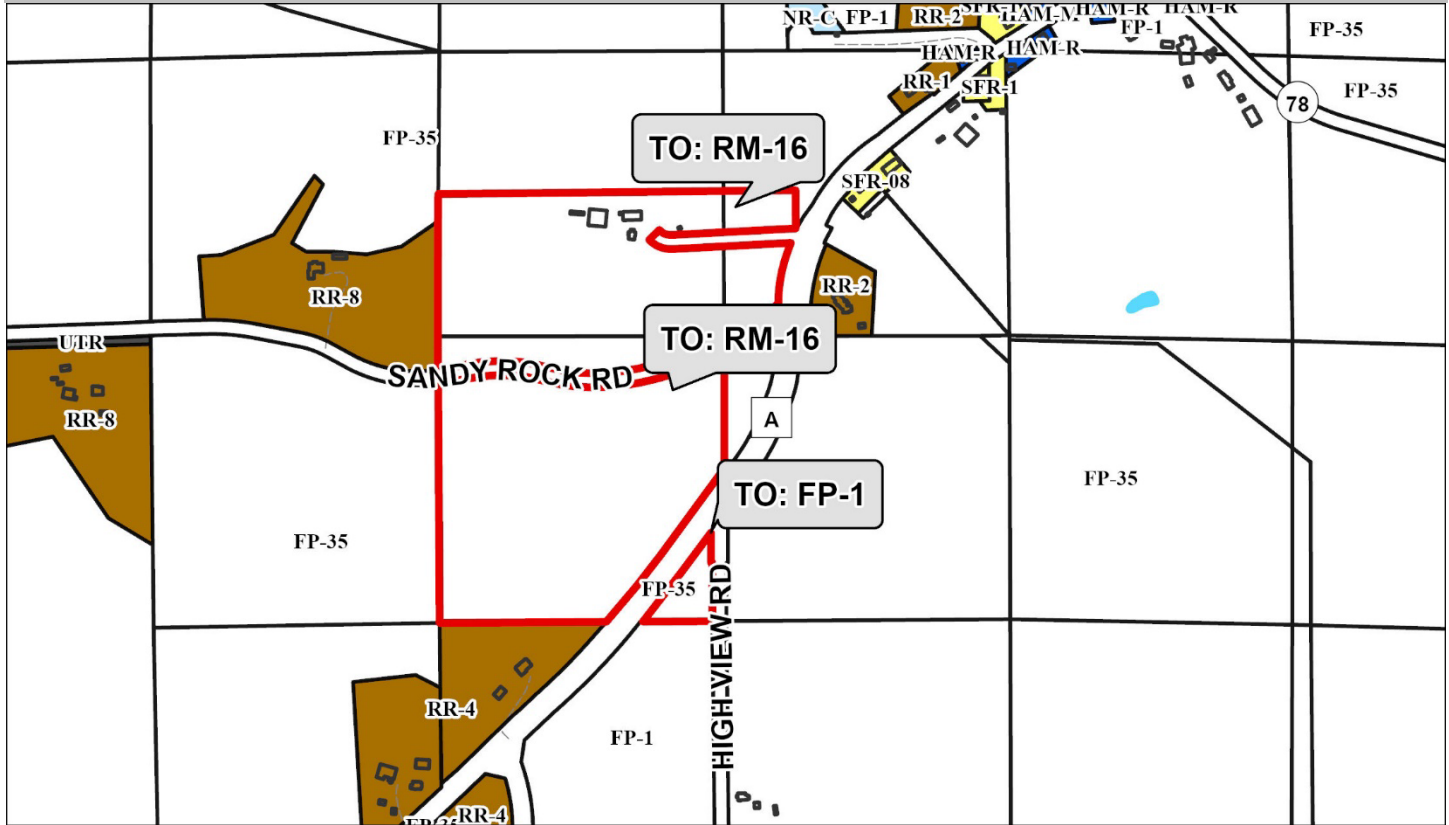


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 23, 2026	Petition 12284	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District and FP-1 Farmland Preservation District	<u>Town, Section:</u> PERRY, Section 18	
	<u>Size:</u> 59.5, 1.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> MICHELLE M THODE
	<u>Reason for the request:</u> CREATING TWO RESIDENTIAL LOTS (ONE FOR EXISTING FARMSTEAD) AND ONE AGRICULTURAL LOT		<u>Address:</u> 10864 COUNTY HWY A AND LANDS SOUTH



DESCRIPTION: Applicant proposes to divide the farm property into two residential/mixed-use lots with RM-16 zoning (29 and 31 acres in size) and one agricultural lot with FP-1 zoning (1.6 acres). The northerly lot contains the original farmstead; the southerly lot would be a potential building site. The small FP-1 lot is a remnant of land separated by Highway A and thus needs to be rezoned to a compatible zoning district.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. The site is located among similar lot types and is just south of the Daleyville hamlet.

ROAD/HIGHWAY ACCESS: The applicants prefer to have the future access for Lot 2 on County Highway A. The Town supports this plan in its recommendation. This access must be approved by Dane County Highway Department prior to rezoning. From Dane County Highway:

CTH A is not a controlled access highway. Access Permit # 10575 (not issued yet) is for a Residential Single-Family Access. This serves 1 single-family residences and all surrounding agricultural lands. No new additional access will be permitted on CTH A due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of the access requires a permit from the Highway Department. Estimate increase of traffic to be 10 trips per day due to rezone.

COMPREHENSIVE PLAN: This petition is in the town's Farmland Preservation Planning Area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential

development in this planning area. Original Gordon farm has two density units. Both density units will be used and all density units from the farmstead will be exhausted if this petition is approved. If approved, deed restrict parcels 050618191903, 050618196908, and 050618485006 from further development. See Resource Protection for more information.

For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: Resource Protection Corridors extend down Sandy Rock Road with a strip extending to the south down Lot 2, parcel 050618485006, with an intermittent stream along the road and wooded stands. Both RM-16 lots are partially subject to shoreland zoning as their lands fall within 300 feet of an unnamed intermittent stream south of Sandy Rock Road. This feature will not prohibit development, but additional shoreland zoning regulations will apply to any development occurring within the shoreland zone. The required 75-foot shoreland setback could complicate access to the southern lot depending on where the access will be gained. The stream is assumed to be navigable; however, its status could be verified through a Navigability Determination. If the stream is determined to be non-navigable, then the shoreland zoning overlay would not be applicable.

TOWN ACTION: Town Board recommends approval, with no conditions suggested.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. A deed restriction shall be recorded on tax parcels 050618191903, 050618196908, and 050618485006 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Donovan Gordon farm have been exhausted per the Town Comprehensive Plan density policies.
2. Applicant to obtain Highway Access Permit from Dane County Highway Department.

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