
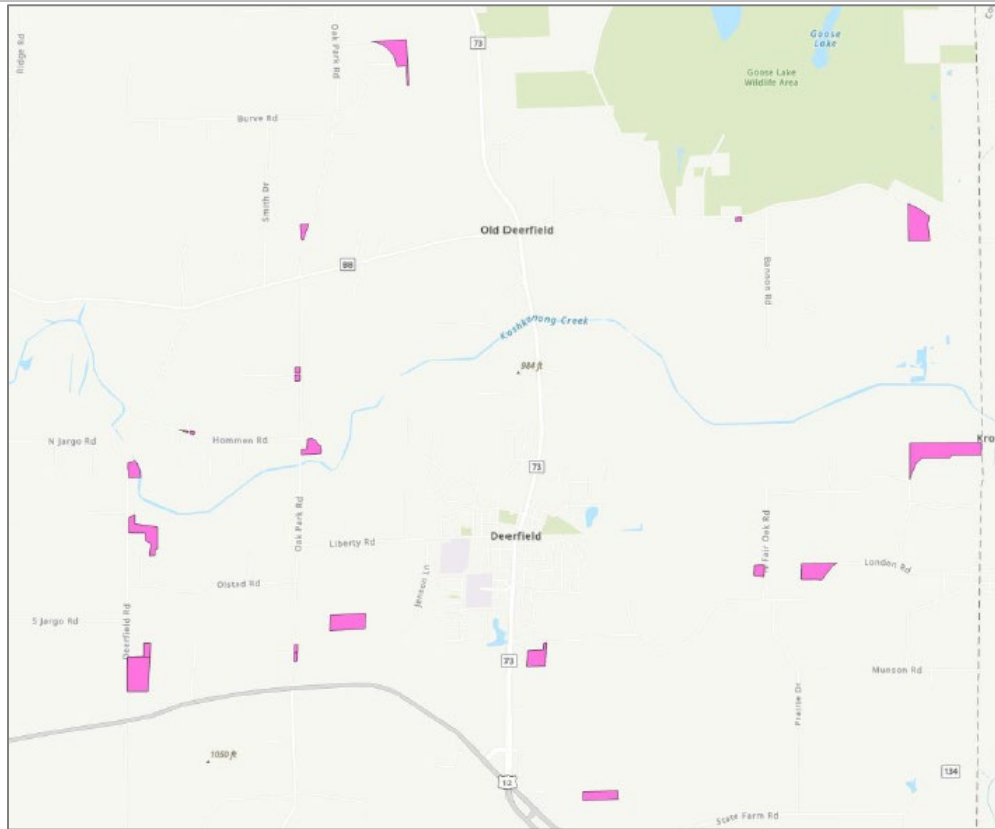


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>December 16, 2025</b>		<b>Petition 12229</b>
	<u>Zoning Amendment Requested:</u> <b>TO</b>		<u>Town, Section:</u> <b>DEERFIELD, Section 28</b>
	<u>Size:</u> Acres	<u>Survey Required:</u> <b>No</b>	<u>Applicant:</u> <b>TOWN OF DEERFIELD (ON BEHALF OF MULTIPLE OWNERS)</b>
	<u>Reason for the request:</u> <b>A town sponsored blanket rezone of multiple parcels to correct zoning map</b>		<u>Address:</u> <b>MULTIPLE - SEE LIST</b>



**DESCRIPTION:** This is a town-sponsored rezone corrects zoning errors and discrepancies that may have resulted from the 2019 zoning ordinance rewrite, and recent parcel definition changes related to farmland preservation zoning.

**OBSERVATIONS:** The parcels listed are of varying sizes, and the changes involve right-sizing the zoning district with no impact to existing land uses. Half are correctly labeling “FP” zoning to reflect the acreage of the property and whether or not it is part of a larger farm operation. Some changes reflect that the properties are restricted from development.

**COMPREHENSIVE PLAN:** All properties are located in the Town’s Agricultural Preservation, Rural Development, or Institutional Districts. The uses of the land will not change and are meant to have the current uses/acreage line up better with the correct zoning districts. The proposed zoning changes are consistent with the Town’s Comprehensive Plan Policies. 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:** The rezones do not change uses or impact any natural or environmentally sensitive resources.

**TOWN ACTION:** The Town Board recommended approval with no conditions.

**STAFF RECOMMENDATION:** Staff recommends approval with no changes or 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.