
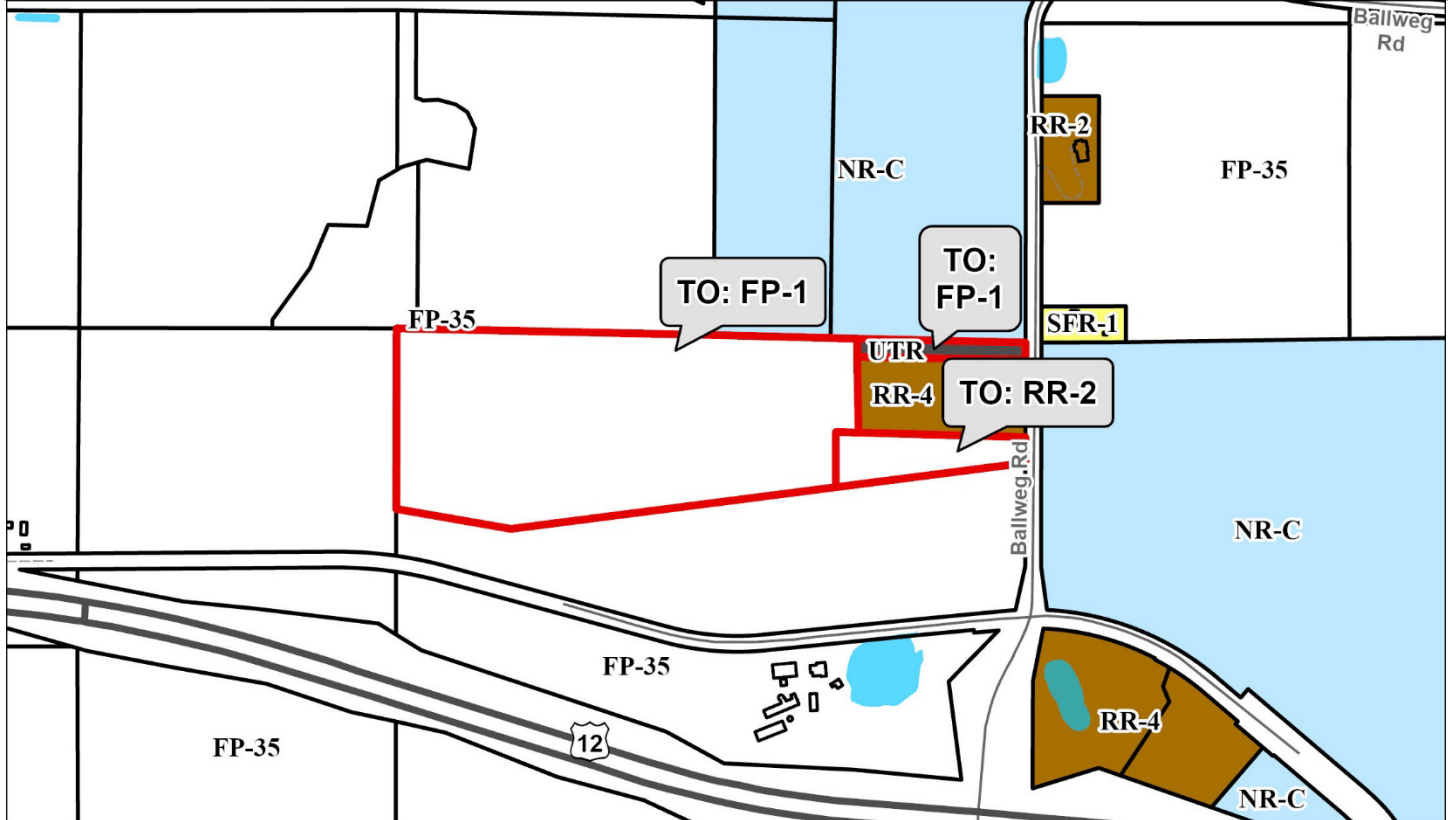


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> June 23, 2026</p>	<p>Petition 12286</p>
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential and FP-1 Farmland Preservation District; UTR Utility, Transportation and ROW District TO FP-1 Farmland Preservation District</p>	<p><u>Town, Section:</u> ROXBURY, Section 26</p>
	<p><u>Size:</u> 3.5,34 Acres</p>	<p><u>Survey Required:</u> Yes</p>
	<p><u>Reason for the request:</u> CREATING ONE RESIDENTIAL LOT AND ONE AGRICULTURAL LOT</p>	



DESCRIPTION: Jeff and Nancy Herbrand would like to create one residential lot, 3.5 acres in size with RR-2 zoning, as a future home site for their son Matt. The residential lot would have frontage and access on Ballweg Road. This petition would also rezone the remaining ag land from FP-35 and UTR to FP-1, due to the land being less than 35 acres in size. A two-lot CSM will result.

This is the same proposal as rezone petition #12215, which was submitted in 2025 and withdrawn more than 30 days before the public hearing, so the family could resolve a question that emerged on the remaining splits.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size and public road frontage.

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. This proposal is consistent with the goals, objectives of policies related to residential development. The Town of Roxbury has a 1 home per 35 acres density policy, the proposal is consistent with the density policy (see Density Study).

A document has been recorded among the owners of parcels over 35 acres as to the disposition of all remaining splits. Existing farmstead already counts, so the 2 splits available should be in addition to what is there now (the farmstead and the RR-4 lot which is metes and bounds). The family has reached an agreement on the remaining splits, and an agreement has been recorded with the Register of Deeds.

For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: The proposed residential lot is within 1000 feet of a pond located to the south. The proposed lots satisfy the minimum lot area and lot width for new lots within the shoreland zoning district. Development that results in land disturbance over 4000 square feet will require a Shoreland Erosion Control permit.

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

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

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