



DANE COUNTY PLANNING & DEVELOPMENT

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FROM: Ben Kollenbroich, Senior Planner
TO: Zoning & Land Regulation Committee
DATE: August 20, 2026
SUBJECT: 2026 ACT-085 Review updated TDR sending property for Rezone 12270

I. SUMMARY

On May 26, 2026, the Zoning & Land Regulation Committee recommended for approval a rezone through a transfer of development rights (TDR) for Robert and Kim Riege in the Town of Deerfield. The County Board and County Executive subsequently approved this rezone and it was published by the County Clerk. After the rezone was approved and published, and staff drafted paperwork to make the rezone effective, including the conservation easement associated with TDR, the landowners and their agent reached out and requested that the TDR "sending" property be changed to another parcel owned by the applicants. The landowners did not wish for a conservation easement to be recorded on land close to the Village of Deerfield boundaries and instead, wished to preserve land further from the Town/Village border.

II. STAFF RECOMMENDATION

The new sending property appears to conform to the Town of Deerfield's Comprehensive Plan language regarding TDR. Staff has also conducted a density study (attached) for the new sending property and found that there is one development right available on this property that could be transferred. Should this development right be transferred, staff recommends placing a conservation easement on the entire Strauss original farmstead that is currently owned by the Rieges and not zoned Residential (parcels 0712-242-8000-3, 0712-242-9502-0, 0712-243-8002-0, and 0712-243-9500-5).

Sincerely,

Ben Kollenbroich

Dane County Senior Planner