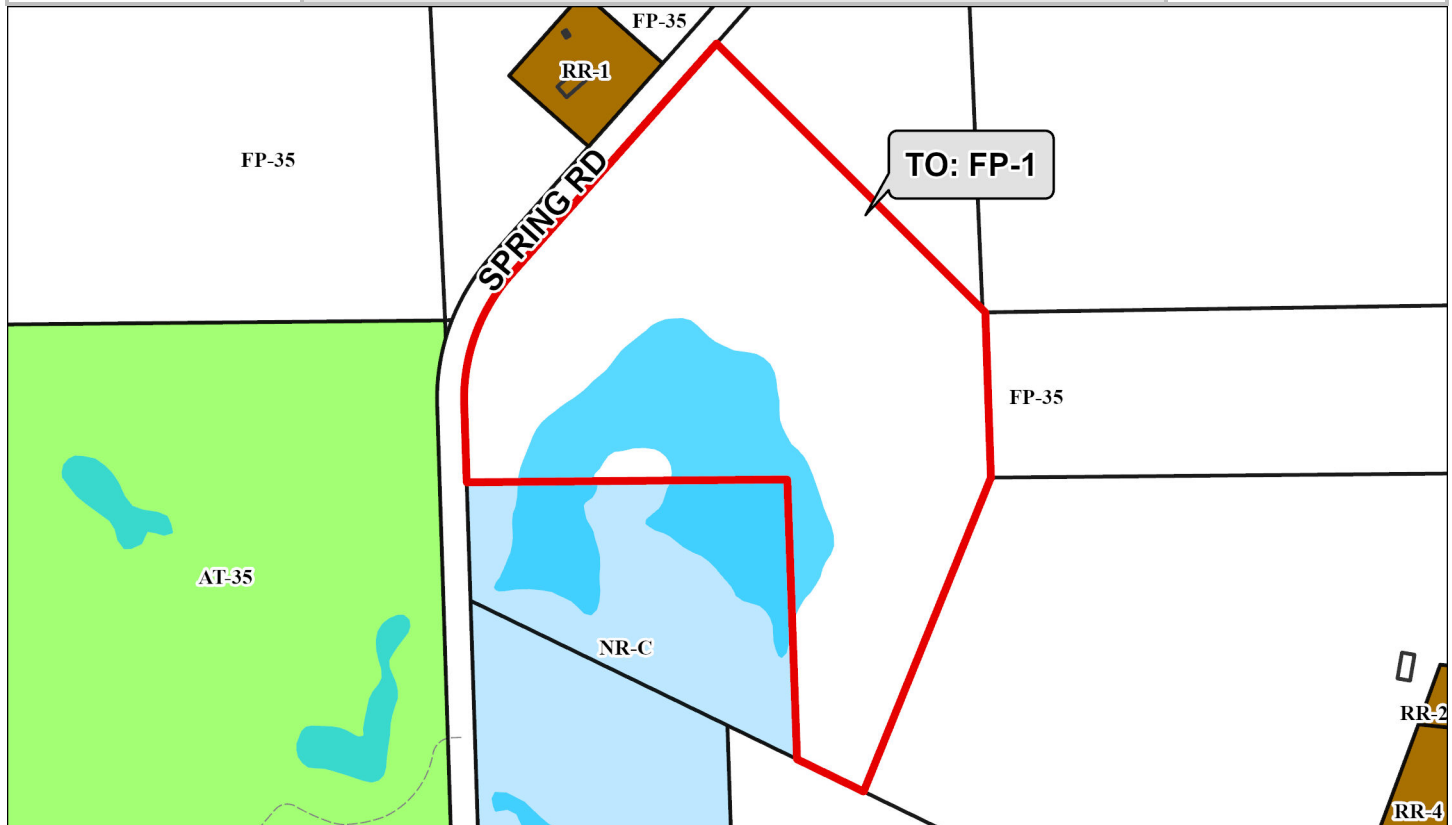


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12205
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District		<u>Town, Section:</u> DUNKIRK, Section 3
	<u>Size:</u> 28 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> RICHARD & WANITA STRICKER
	<u>Reason for the request:</u> dividing the wetland area and some cropland from the rest of the farm		<u>Address:</u> 2210 SCHROEDER LANE



DESCRIPTION: Applicants Richard and Wanita Stricker would like to rezone 28 acres of land in order to divide some wetlands and crop land from the rest of the farm. Petition proposes FP-1 zoning for the 28-acre lot which would be separated from the larger farm via certified survey map (CSM).

OBSERVATIONS: The proposed FP-1 lot meets county ordinance requirements. The surveyor's preliminary survey map shows that the remaining land in the FP-35 zoning will be 35.5 acres. This enables that land to remain zoned FP-35 and not be part of the CSM.

The applicants own the adjacent 9-acre parcel which is zoned NR-C. This land is currently an unsurveyed metes & bounds parcel. Because this petition and the resulting CSM would divide that land from the rest of the property as a landlocked property, this parcel must be included in the certified survey map. Staff discussed options with the applicant, including the potential to rezone the 9 acres. He prefers to keep the NR-C zoning. The 9-acres must be included in the CSM as a separate lot, unless there is a legal reason not to do so.

The Strickers also own small (350-square foot) triangle remnant across the road is not part of this rezone. This remnant parcel will be left as a metes and bounds parcel. This will enable it to be bought and combined with other adjacent lands in the future, should the landowners ever wish to do so. There would be no benefit to including it in the CSM, as it is not usable due to its size and it would be harder to incorporate that land into future planning and development efforts.

The subject property is subject to the City of Stoughton's extraterritorial jurisdiction for review of the land division.

COMPREHENSIVE PLAN: The property is designated as an agricultural preservation area in the comprehensive plan. No change in land use is being proposed. There is an existing conservation easement on a portion of the property that appears to be unaffected by this proposal, despite the easement's emphasis on protecting wetlands which happen to extend onto the owner's other adjoining property. The proposal appears reasonably consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The subject property contains DNR-mapped wetlands, and is subject to shoreland zoning requirements. No development is proposed, and would be further restricted by the proposed rezoning. Staff has no concerns.

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

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The 8.7-acre parcel (tax parcel 051103386702) shall be included as a lot in the CSM.

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