
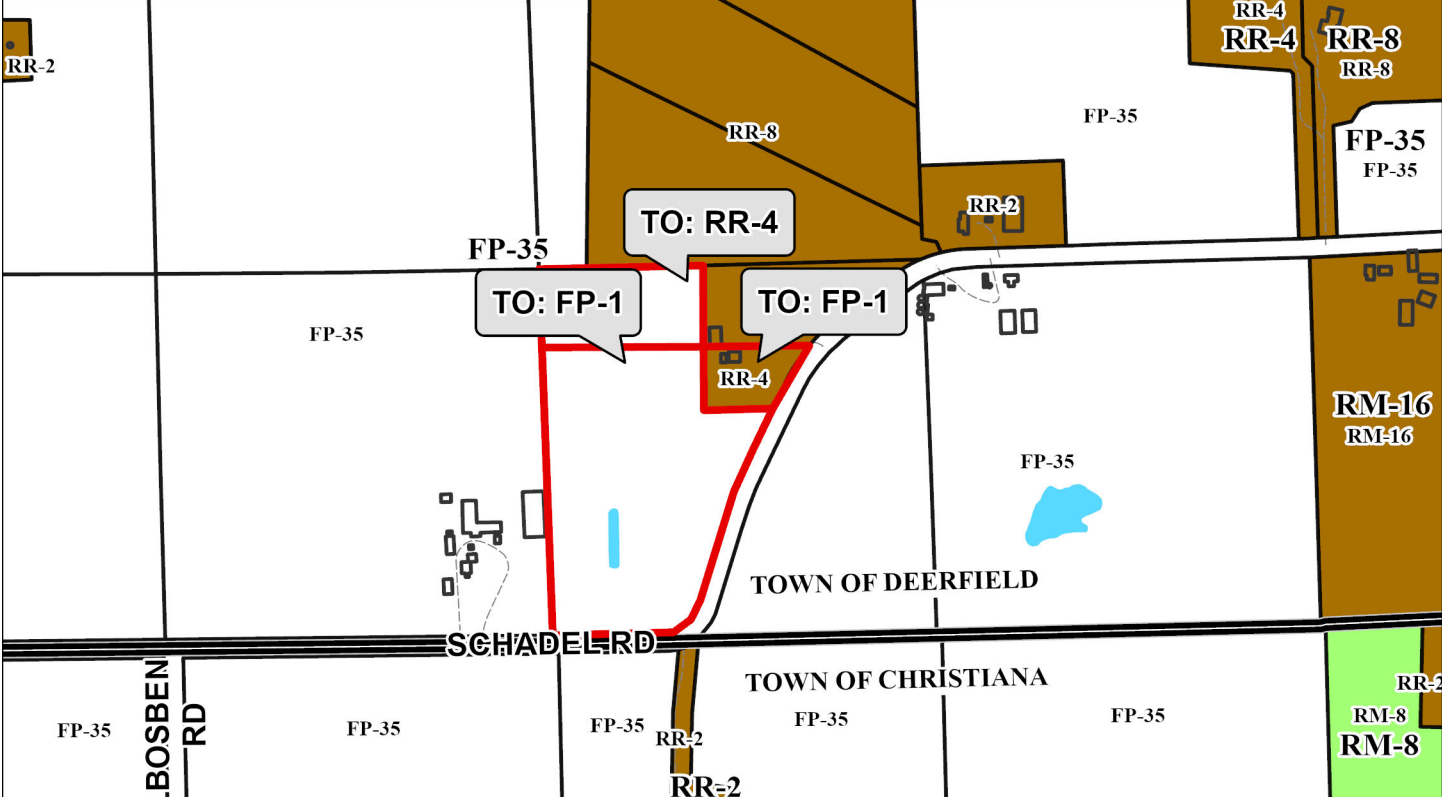


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> January 27, 2026</p>		<p>Petition 12242</p>
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District; FP-35 Farmland Preservation District and RR-4 Rural Residential District TO FP-1 Farmland Preservation District</p>		<p><u>Town, Section:</u> DEERFIELD, Section 31</p>
	<p><u>Size:</u> 3.9,13.9,1.4 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant:</u> TERRY CHADWICK</p>
	<p><u>Reason for the request:</u> reconfigure existing residential lot and create an agricultural lot</p>		<p><u>Address:</u> 1406 SCHADEL ROAD</p>



DESCRIPTION: Applicant requests a rezone in order to expand and reconfigure an existing residential lot and create an agricultural lot via certified survey map (CSM). Chadwick currently owns a 5.6-acre RR-4 CSM lot, and the Chadwick Trust owns a 35.1-acre parcel of FP-35 land that is divided by Schadel Road. If approved, this petition will result in a 7.6-acre residential lot with RR-4 zoning and a 14-acre agricultural lot with FP-1 zoning. The FP-35 lands lying east of Schadel Road are part of a larger ag tract owned by the Trust; because the tract will have more than 35 acres no zoning change is needed east of the road.

OBSERVATIONS: Since the existing RR-4 lot and part of the proposed FP-1 lot are currently described by a certified survey (CSM #4465), a new CSM will be needed to describe both parcels. As proposed, the existing residence, garage, and septic system would be on the FP-1 parcel. FP-1 does not allow for residential structures or sanitary, so staff recommends that this infrastructure be removed prior to the ZLR Committee acting on the petition (see below). The landowner is working with their surveyor on this item.

COMPREHENSIVE PLAN: This petition is in the town’s agricultural preservation area and is subject to the land use policies related to that designation. As this is just shifting lot lines between neighbors, no density units (a.k.a. “splits”) are needed for this to proceed. However, since there are no more development rights left on the proposed FP-1 lot and the remaining FP-35 land owned by Betty Chadwick Trust, Joey Chadwick, and Diana Regoli, a deed restriction should be recorded to prohibit further residential development on parcels 0712-314-8050-6, 0712-314-9501-8, and 0712-314-9080-8. This proposal appears to be consistent with the goals, objectives, and policies for the agricultural preservation area. For questions about the town plan, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or Kollenbroich.Benjamin@danecounty.gov.

RESOURCE PROTECTION: There is an area of steep slopes (20% and greater) near the rear of the proposed RR-4 lot. The Deerfield Comprehensive Plan states that slopes that exceed a 20% grade are not recommended for disturbance or development, so the CSM could designate this area as unbuildable. (See dark red areas in image below.)



TOWN ACTION: Town action is pending as of January 8, 2026.

STAFF RECOMMENDATION: Staff recommends the committee postpone any action until it is verified that the residence, garage, and septic system have been removed from the property, and Town action has been received.

Should the committee choose to proceed prior to these improvements being removed, staff recommends approval subject to the following conditions and any that may be required by the Town:

1. The residence, garage, and septic system shall be removed prior to the rezone becoming effective.
2. A two-lot CSM shall be recorded, which depicts areas with slopes over 20% as being unbuildable.
3. A deed restriction being recorded which states that no more residential development is allowed on parcels 0712-314-8050-6, 0712-314-9501-8, and 0712-314-9080-8, as the development rights for the original Dennis Chadwick farm have been exhausted under the town land use plan policies.

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