
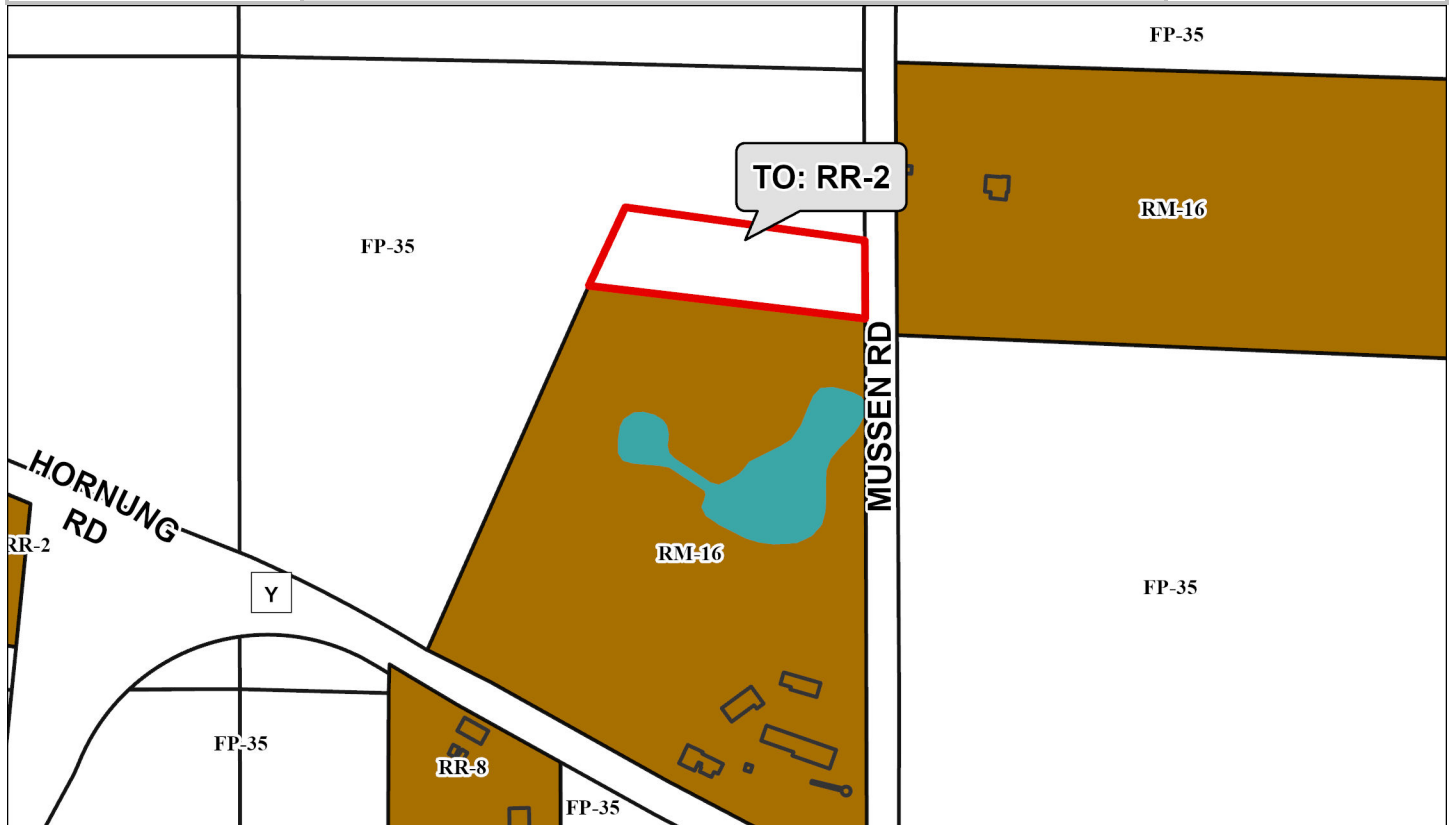


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| Staff Report  Zoning & Land Regulation Committee | <u>Public Hearing:</u> August 26, 2025 | | Petition 12188 |
| | <u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District | | <u>Town, Section:</u> ROXBURY, Section 11 |
| | <u>Size:</u> 2.13 Acres | <u>Survey Required:</u> Yes | <u>Applicant:</u> JAMES LORD |
| | <u>Reason for the request:</u> Creating one residential lot | | <u>Address:</u> WEST OF 7570 MUSSEN ROAD |



DESCRIPTION: James Lord would like to create one residential lot 2.1 acres in size with RR-2 zoning. James and his sister and brother in-law (Teri and Leroy Wipperfurth) own the ~142 acre farm parcel and are in the process of estate planning. The application states they have three splits available and each want to keep one split for future use, while using one to create and sell off this lot.

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

COMPREHENSIVE PLAN: The proposal is in the agricultural preservation area of the Town of Roxbury Comprehensive Plan. The Town of Roxbury has a density policy of 1 per 35 acres. This proposal is consistent with the policies in the Town and County Comprehensive Plans (see Density Study). If approved, two density units will remain available on the 140 farm parcel. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or Kodl.Curt@danecounty.gov.

RESOURCE PROTECTION: The proposed lot is within 1000 feet of a lake and is subject to shoreland zoning regulations. A Shoreland Erosion Control Permit is required before disturbing any land. In addition, a Shoreland Zoning Permit is required for any new structure.

One third of the lot falls within 300 feet of the pond to the south. This portion of the lot will be regulated for impervious surface limits (maximum is approximately 6,750 square feet of impervious within the shoreland zone before shoreland

mitigation would be required). If construction will exceed 6, 750 square feet, the impervious surfaces can be outside of the shoreland zone to avoid the need for mitigation.

TOWN ACTION: The Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording of 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.