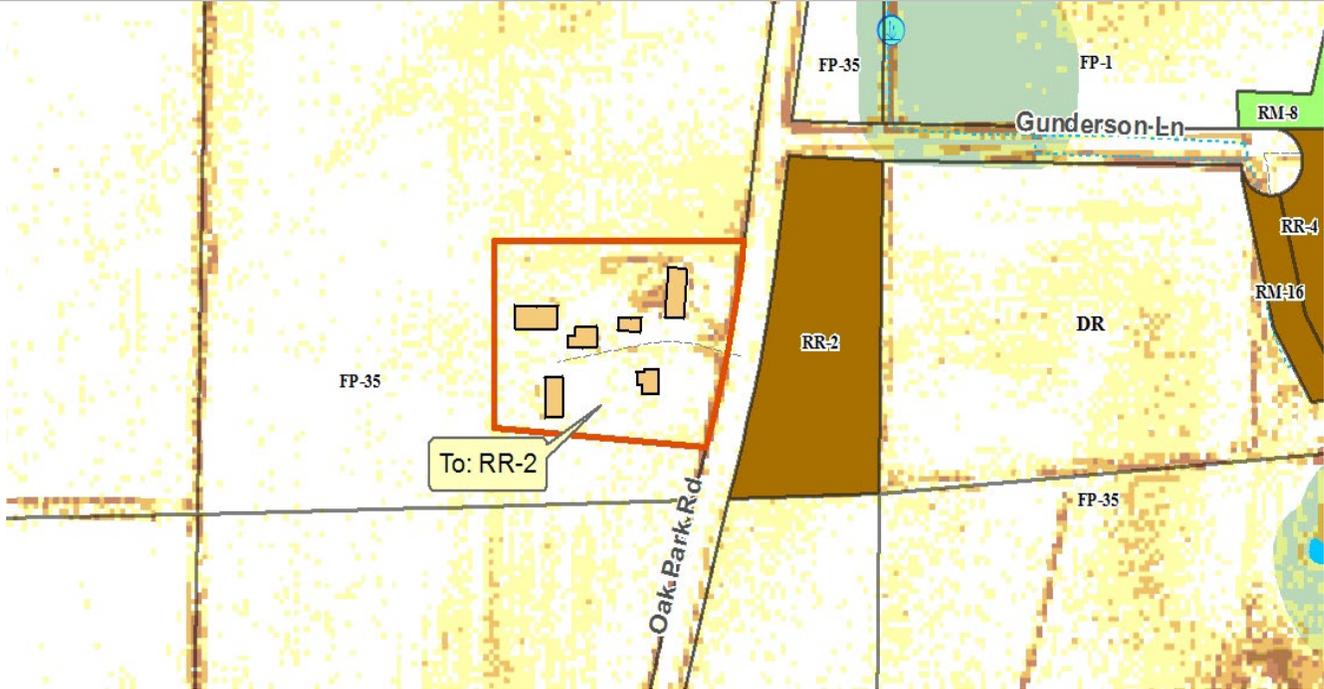


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing: May 10, 2022</i>		<b>Petition 11816</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>DEERFIELD, Section 8</b>
	<i>Size:</i> <b>3.9 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>MORSCHAUSER FAMILY TR</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>4435 OAK PARK ROAD</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the ~120 acre farm by creating a new 3.9 acre RR-2 zoned parcel.

**OBSERVATIONS:** Current land use of the property is rural residential / farm home. Surrounding land uses are agriculture / open space. No sensitive environmental features observed. No new development or change in land use proposed.

**TOWN PLAN:** The property is located in an agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection areas located on / near the property.

**STAFF:** As indicated on the attached density study report, the property remains eligible for one density unit, or “split”. Note that the town of Deerfield counts separation of farm residences onto parcels of land less than 35 acres toward the residential density limitation. The proposal is consistent with town plan policies.

Staff recommends approval of the petition with the following condition, in accordance town of Deerfield plan policies.

1. Owner shall record a deed restriction prohibiting nonfarm residential development on the remaining FP-35 zoned land (parcel numbers 071208295700, 071208295010, 071208190006, 071208280016).

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved.