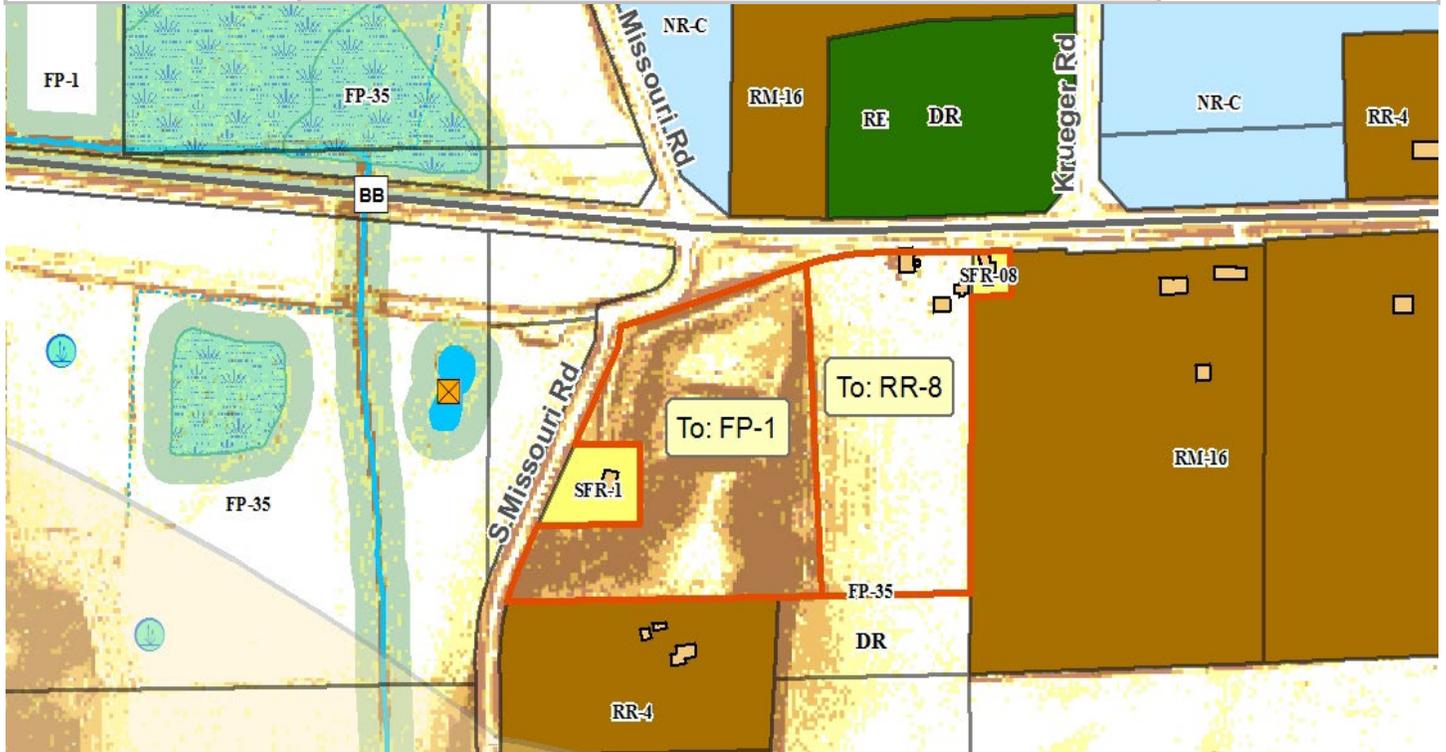


Staff Report  Zoning and Land Regulation Committee	Public Hearing: October 26, 2021	Petition 11753
	Zoning Amendment Requested: SFR-08 Single Family Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District	Town/Section: DEERFIELD, Section 11
	Size: 0.4,8.1,10.8 Acres	Survey Required. Yes
	Reason for the request: separating the existing residence from the farmland and creating an agricultural lot	Applicant: RAPHAEL R GROB (Ray) Address: 525 COUNTY HIGHWAY BB



DESCRIPTION: The applicant proposes to add some ag land to the existing residential lot at 525 CTH BB for sale to a family member. The parcel would increase in size from about 1/2 acre to 8.5 acres. RR-8 zoning is requested for the expanded parcel. The remaining ~10.8 acres of land on the east side of Missouri Ln would be rezoned to the FP-1 zoning district for zoning compliance and included as lot 2 of the Certified Survey Map.

OBSERVATIONS: Current land uses are residential and ag / open space. Surrounding land uses are ag / open space, and scattered rural residences. There are areas of steep slope topography located on the proposed FP-1 parcel. No new development is proposed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: There are areas of resource protection corridor on the proposed FP-1 parcel associated with steep slopes over 20% grade.

STAFF: The proposal is consistent with town plan policies. No new development is proposed. As indicated on the attached density study report, it appears one possible split will remain available.

Staff recommends approval of the petition with no conditions. Any questions about this petition or staff report, please contact Majid Allan at (608) 720-0167 or allan@countyofdane.com

TOWN: Approved with no conditions.