
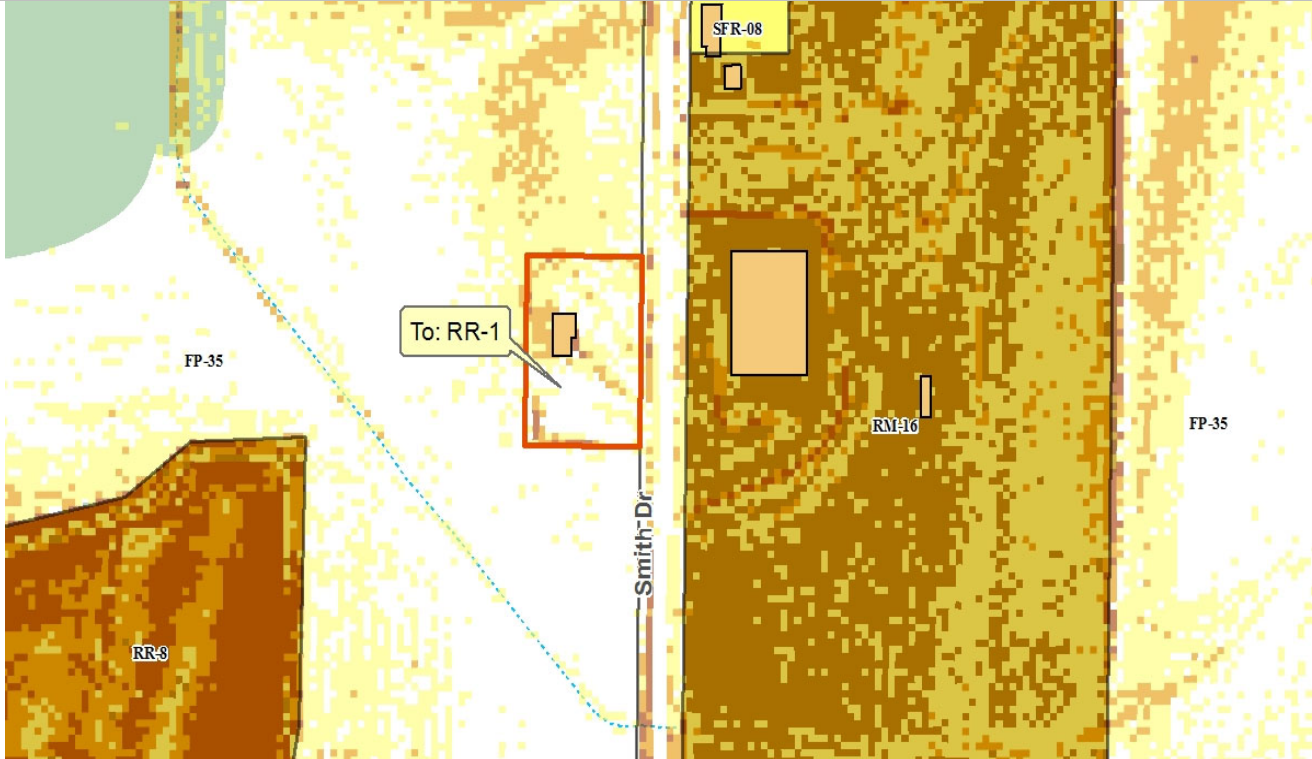


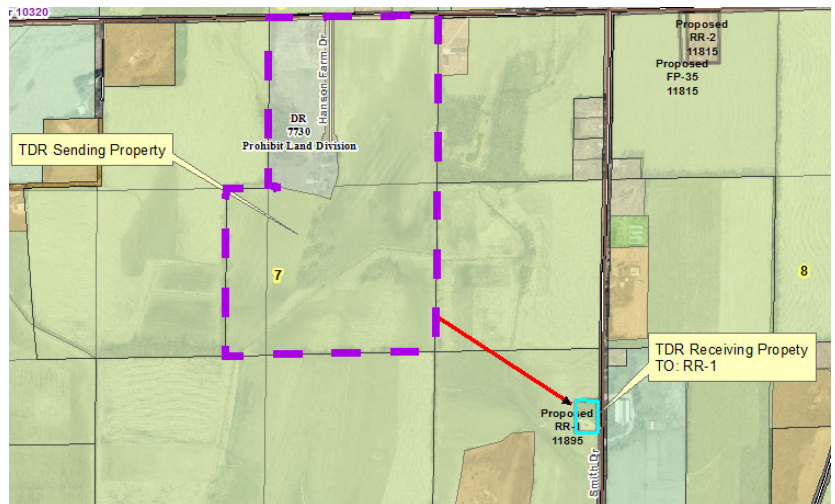
Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 25, 2022		Petition 11895
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-1 Rural Residential District		<i>Town/Section:</i> DEERFIELD, Section 7
	<i>Size:</i> Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> STEVEN DORSHORST
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> NORTH OF 4257 SMITH DR



DESCRIPTION: Applicants Steven and Judy Dorshorst propose to separate the existing residence from the rest of their 45-acre farm parcel, and rezone the new one-acre lot to RR-1, using a transfer of development rights (TDR).

OBSERVATIONS: The proposed residential lot contains no environmentally sensitive features or unique terrain that would pose development restrictions.

TOWN PLAN: The property is located in the town’s agricultural preservation area. This petition proposes to separate the existing residence onto a smaller parcel. The town counts such separations toward the 1 per 35 density limit. The subject property is not eligible for any additional density units, so the applicant proposes to transfer a density unit from a different property. The proposed sending property located nearby in section 7 is eligible for one density unit. The proposed transfer appears to be consistent with town plan policies. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)



RESOURCE PROTECTION: There are no resource protection areas on the proposed home site.

TOWN ACTION: On October 10th, the Town Board recommended approval of the petition, with no conditions.

STAFF RECOMMENDATION: Staff recommends that the petition be approved with the following conditions:

- 1) Owner shall record a certified survey map with the Register of Deeds for the new lot.
- 2) Owner shall record a deed restriction prohibiting nonfarm development on the balance of FP-35 zoned land from the TDR sending property (tax parcels 0712-072-9500-2, 0712-071-8501-0, and 0712-071-9001-0).
- 3) The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcels 0712-072-9500-2, 0712-071-8501-0, and 0712-071-9001-0).
- 4) The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.
- 5) A deed notice shall be recorded on the proposed residential lot indicating that it was created as part of a Transfer of Development Rights.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com