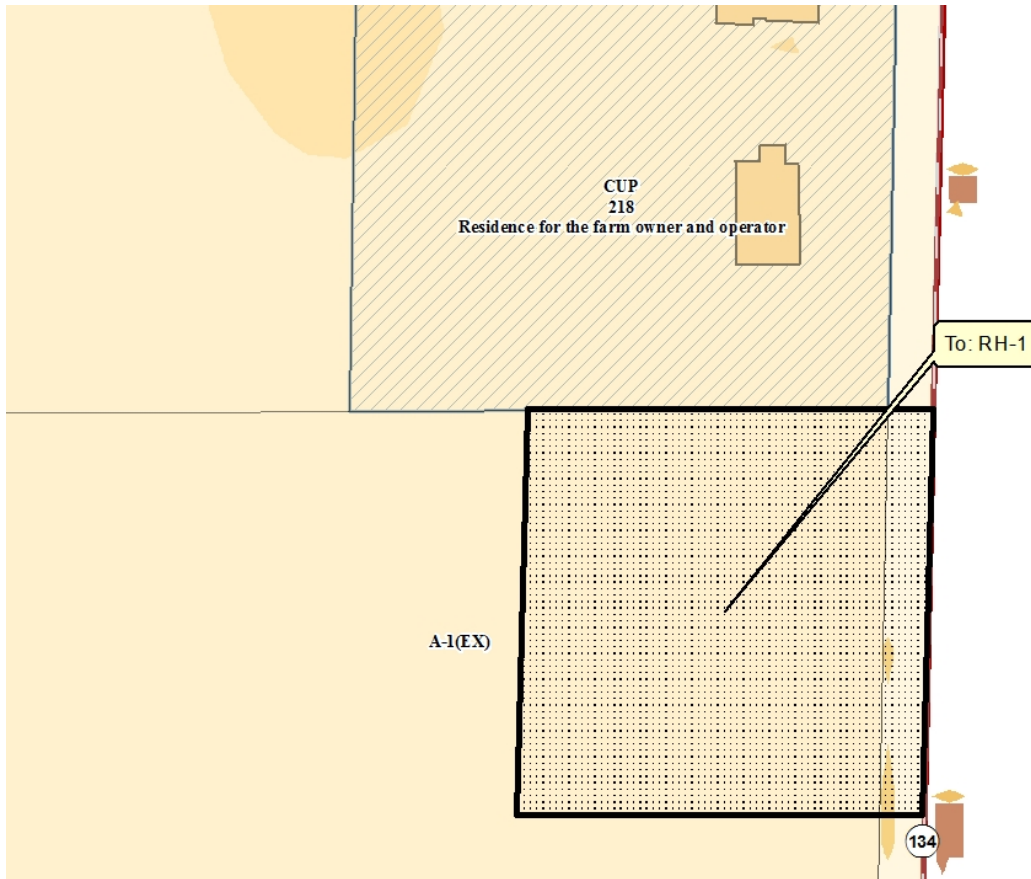




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> November 28, 2017	<i>Petition:</i> Petition 11207
	<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-1 Rural Homes District	<i>Town/sect:</i> DEERFIELD, Section 36
	<i>Acres:</i> 2 <i>Survey Req.</i> Yes	<i>Applicant:</i> FEBOCK BROTHERS LLC
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> SOUTH 3383 STATE HIGHWAY 134



DESCRIPTION: Applicant proposes to create one new 2 acre RH-1 zoned residential parcel.

OBSERVATIONS: The property is part of a larger farm field, comprised of approximately 80% Class II soils. Surrounding land uses include scattered rural residences and agricultural uses. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal appears consistent with town plan policies.

Wisconsin DOT staff have submitted a memo noting that no driveway permit has yet been requested or approved by DOT for the proposed new parcel. Staff have shared the information with the property owner and agent and have recommended that the access issue be resolved prior to the public hearing.

As indicated on the attached density study report, the property remains eligible for one possible split. If the petition is approved, the splits will be exhausted. Staff recommends that the balance of A-1EX zoned lands comprising the original 40 acre farm be deed restricted to prohibit residential development (parcel #0712-361-9500-2).

TOWN: Approved.