
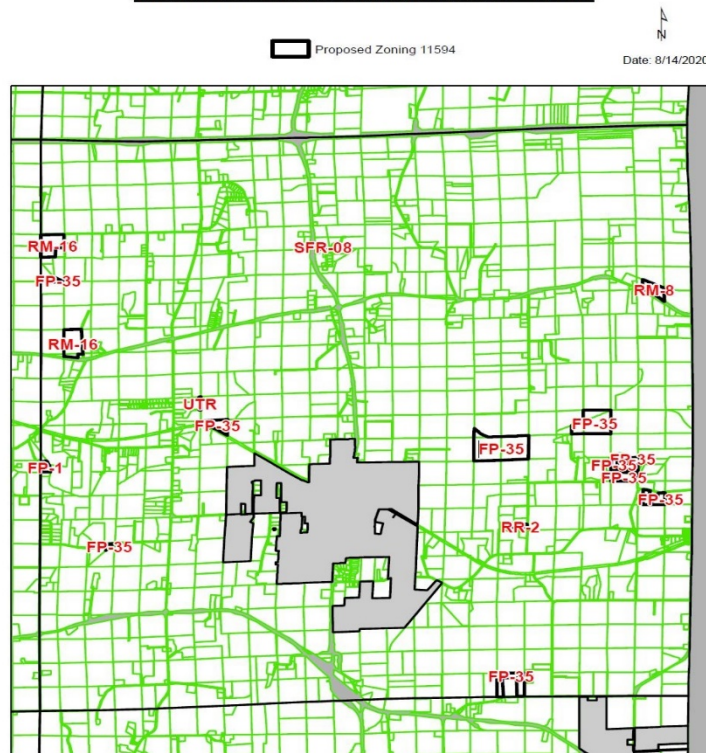


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| <p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p><b>Questions? Contact:</b><br/>Majid Allan: 267-2536<br/><a href="mailto:allan@countyofdane.com">allan@countyofdane.com</a></p> | <p><i>Public Hearing:</i> <b>October 27, 2020</b></p>  | <p><b>Petition 11594</b></p>                                 |  |
|  | <p><i>Zoning Amendment Requested:</i><br/><b>FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District</b></p>                           | <p><i>Town/Section:</i><br/><b>DEERFIELD, Section 24</b></p> |  |
|  | <p><i>Size:</i> <b>30.73 Acres</b></p>   | <p><i>Survey Required:</i> <b>No</b></p>                     | <p><i>Applicant</i><br/><b>TOWN OF DEERFIELD FOR VARIOUS PROPERTY OWNERS</b></p> |
|  | <p><i>Reason for the request:</i><br/><b>BLANKET REZONE TO CORRECT ERRORS ASSOCIATED WITH THE ADOPTION OF THE REVISED DANE COUNTY ZONING ORDINANCE</b></p> |  | <p><i>Address:</i> Various</p>   |

**Town of Deerfield Blanket Rezone 11594**



**DESCRIPTION:** This petition proposes a “blanket” zoning change for multiple properties in the town of Deerfield to correct minor errors in the town zoning map. The proposed changes will result in the assignment of zoning designations appropriate for the size and use of the affected properties. The attached table lists the current and proposed zoning for each of the 21 properties.

**OBSERVATIONS:** The subject properties are scattered across the entire township. Land uses are primarily rural residential and agricultural. No net change in density will result from the zoning changes.

**TOWN PLAN:** The subject properties are located in the town’s agricultural preservation area.

**STAFF:** This petition will correct a number of inaccuracies in the town of Deerfield zoning map initially adopted as part of the comprehensively revised zoning ordinance. Most of the changes to the 21 affected tax parcels are inconsequential: 13 of the 21 parcels will be assigned the correct Farmland Preservation zoning category for existing agricultural lots; 4 parcels will be assigned the correct Rural Residential or Rural Mixed use category for existing rural residential lots; 3 parcels will be assigned residential zoning to reflect the developable status of the properties under the town plan; and 1 small, narrow parcel covering a driveway will be assigned UTR (Utility, Transportation, and Right of Way) zoning.

Upon receipt of the town of Deerfield's action, staff recommends approval of the zoning petition with no conditions.

**TOWN:** The town approved the petition with no conditions.