
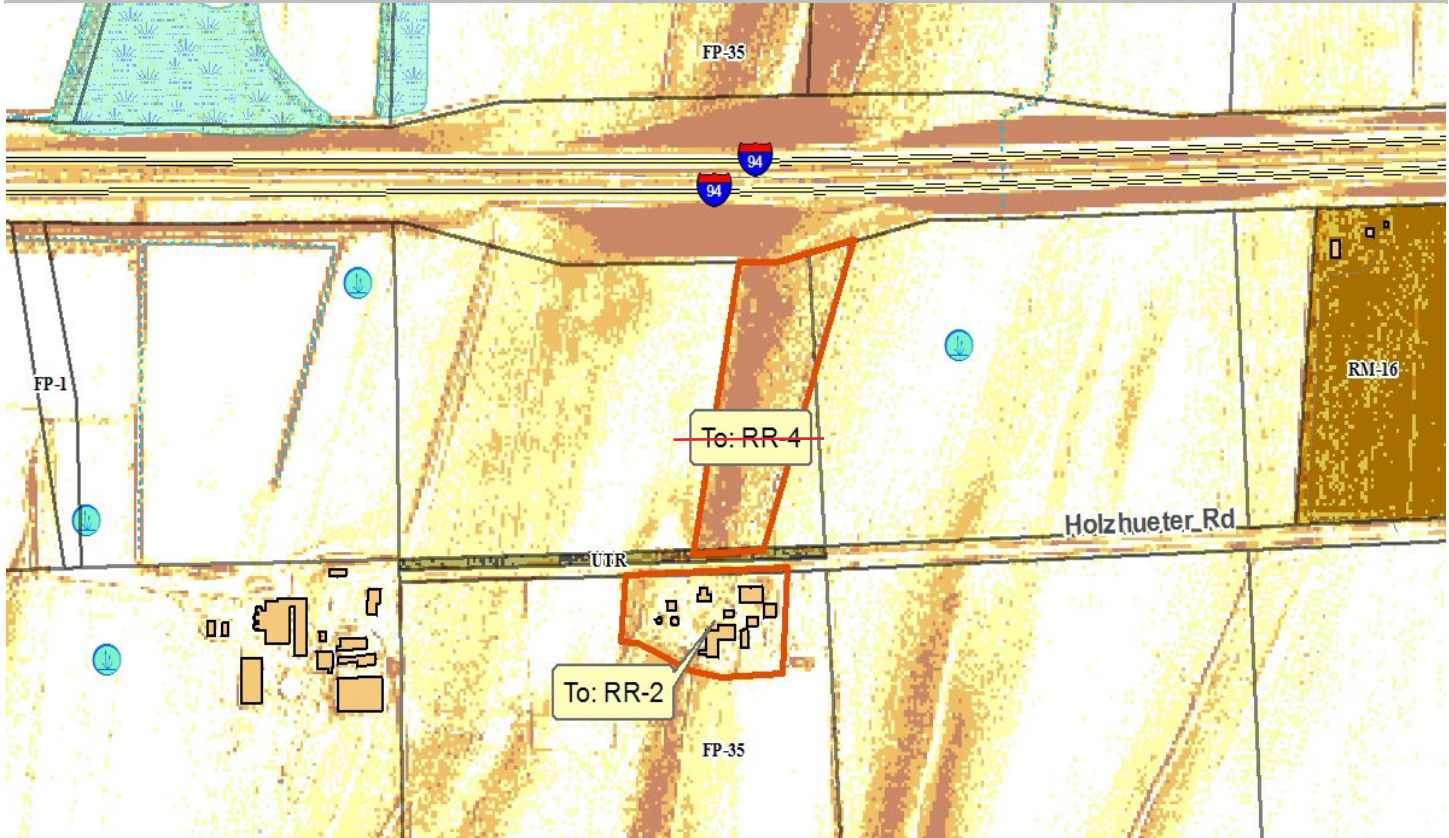


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 26, 2022</b>	<b>Petition 11852</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>	<i>Town/Section:</i> <b>DEERFIELD, Section 6</b>
	<i>Size:</i> <b>3.11,5.43 Acres</b>	<i>Survey Required:</i> <b>Yes</b>
	<i>Reason for the request:</i> <b>Separating existing residence from the farmland and <del>creating one residential lot</del> one agricultural lot</b> <b>REVISED: Property north of Holzhueter Road to be FP-1</b>	<i>Applicant:</i> <b>RAYMOND L &amp; DELORES DAHL</b>  <i>Address:</i> <b>1333 HOLZHUETER ROAD</b>



**DESCRIPTION:** Applicant proposes to separate the existing residence and farm buildings located at 1333 Holtzhueter Road from the larger ~160 acre farm by creating a new 3.11 acre RR-2 zoned parcel. ~~The proposal would also create a new ~5 acre RR-4 parcel for future development.~~

**OBSERVATIONS:** Existing uses of the subject and surrounding properties are rural residential, and agriculture / open space. The proposed RR-4 parcel is wooded glacial drumlin feature with areas of steep slope topography ranging from 12-20% grade. The applicant’s parcel of land north of Holtzhueter Road totals roughly 37 acres. Removing 5 acres for the new RR-4 parcel would reduce the size of the remaining parcel below the 35 acre minimum lot size for the FP-35 district. The remaining lands north of Holtzhueter Road should be rezoned to FP-1 and included on the Certified Survey Map (CSM).

According to available building footprint data, there are 10 structures totaling 15,196 square feet to be separated onto the proposed 3.11 acre RR-2 parcel. This exceeds the 13,547 square feet allowed under the 10% lot coverage limitation of the RR-2 zoning district.

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

**RESOURCE PROTECTION:** A resource protection area associated with slopes over 20% grade is located on the proposed RR-4 parcel.

**STAFF:** As indicated on the attached density study report, the property remains eligible for four density units, or “splits”. This proposal would exhaust two of the available density units.

As noted above under the observations section of this report, the proposed RR-4 parcel would be located on a wooded portion of the property with areas of steep slope topography. Town plan policies strongly discourage development on slopes over 20% grade, though there appear to be suitable building areas on the property outside the steep slopes.

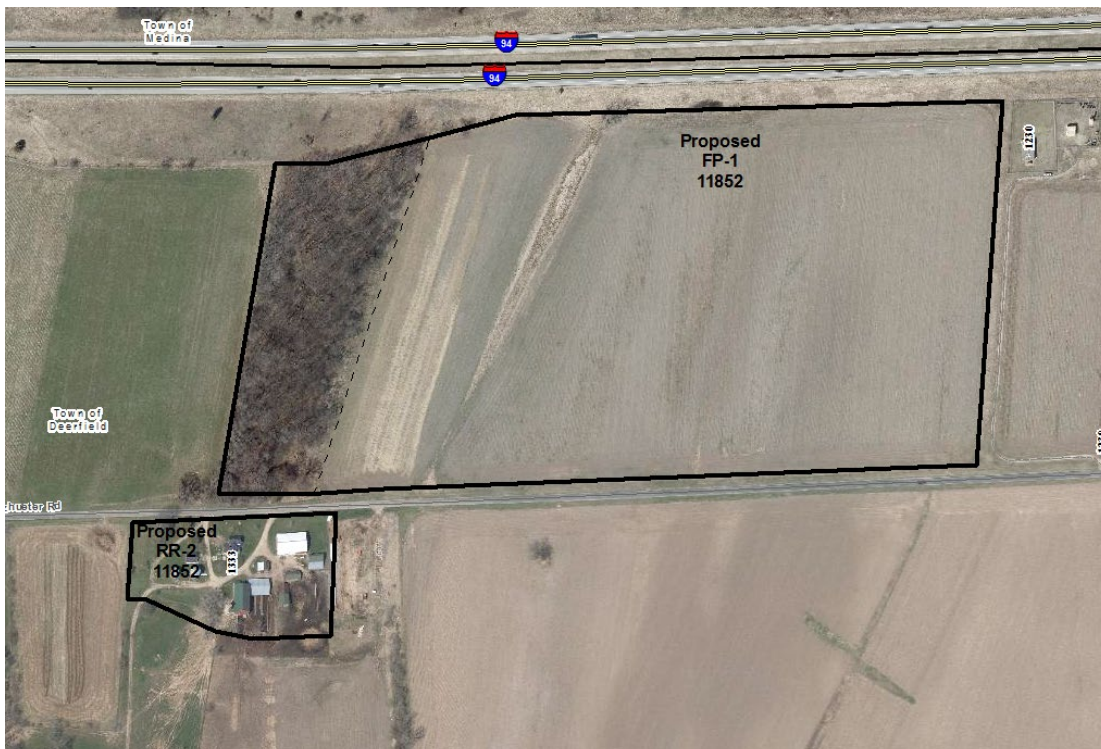
Creation of the RR-4 parcel would reduce the owner’s remaining property north of Holtzhueter Road below the 35 net acre parcel size for the FP-35 district. The remaining lands north of Holtzhueter Road should be rezoned to FP-1 and included as a lot on the Certified Survey Map.

Staff recommends postponement of the petition to provide time for the applicant and their surveyor to address the issues regarding the remaining lands lying north of Holtzhueter Road, as well as the lot coverage issue on the proposed RR-2 lot for the existing residence and farm buildings. Staff’s preliminary recommendations are as follows:

1. Amend the petition to rezone the remaining ~31 acres of the applicant’s land lying north of Holtzhueter Road to FP-1 (Small Lot Farmland Preservation). The ~31 acres shall be shown as a lot on the Certified Survey Map.
2. Amend the petition to expand the size of the proposed RR-2 parcel around the existing residence and buildings to ensure the 10% lot coverage limit is met. A minimum parcel size of approximately 3.5 acres would be needed to accommodate the existing buildings / structures within the 10% lot coverage limit.
3. The surveyor shall delineate the approximate extent of the steep slope topography exceeding 20% grade on the CSM for the proposed RR-4 parcel. Development shall be located outside of the areas over 20% grade.

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 with a notation that this proposal would use one density unit (“split”).



Revised zoning map