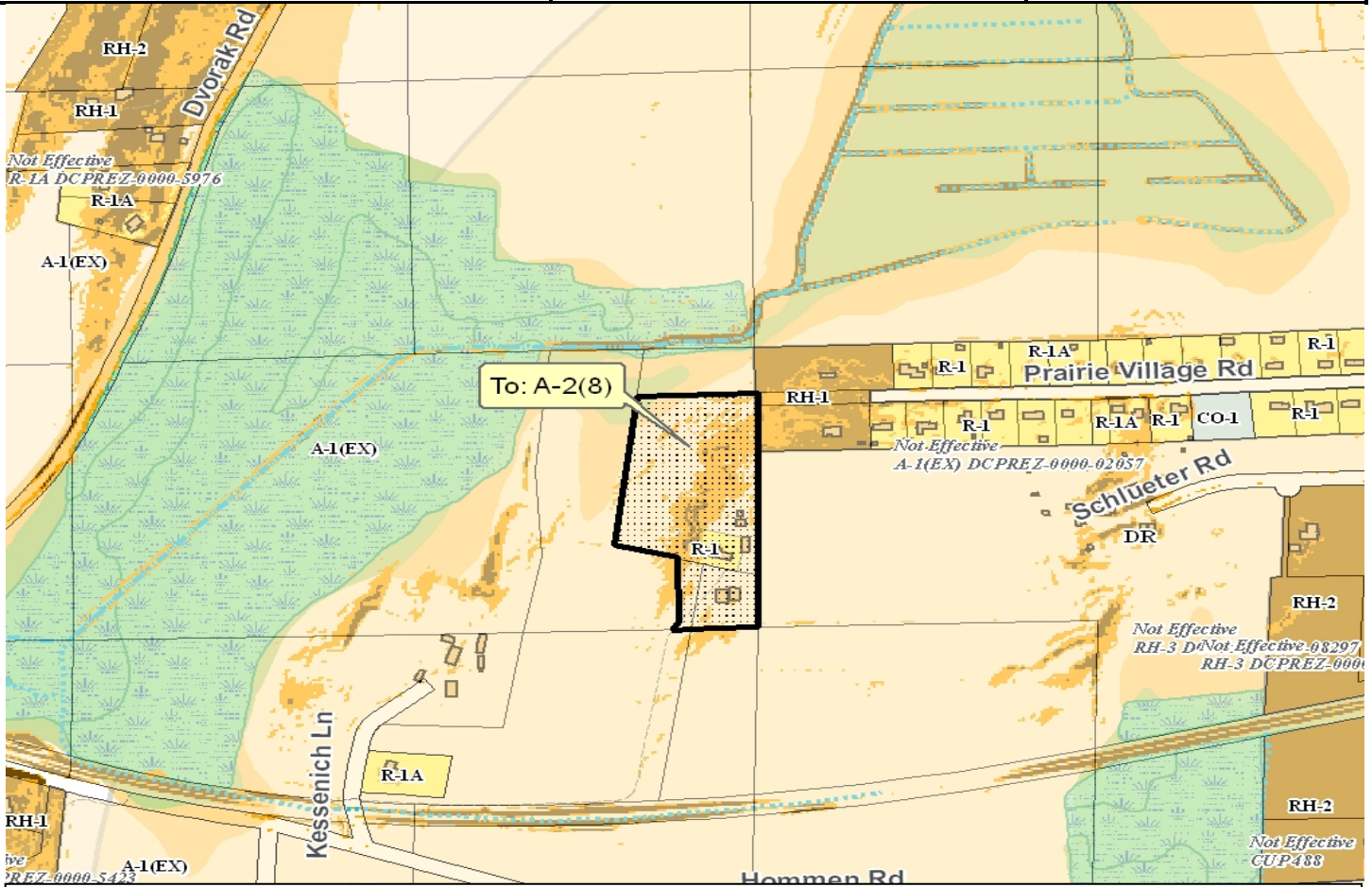




Staff Report

Zoning and Land Regulation Committee	Public Hearing: July 28, 2015	Petition: Rezone 10851
	Zoning Amendment: A-1EX Exclusive Agriculture District and R-1 Residence District to A-2(8) Agriculture District	Town/sect: Deerfield Section 18
	Acres: 10.4, 1.0 Survey Req. Yes	Applicant Skaar JT REV LIVING TR, Duane L & Dorothy J
	Reason: Separating existing residence from farmland	Location: 3920 Kessenich Lane



DESCRIPTION: Applicant proposes to separate the existing residence and accessory buildings from the farm for sale to a 3rd party.

OBSERVATIONS: Access to the property is via a driveway out to Kessenich Lane. It appears that a waiver will be required from the 66' of road frontage requirement of the county land division ordinance. An area of slopes over 12% grade exists across a portion of the proposed A-2(8) parcel. No new development proposed.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: As indicated on the attached density study report, the property remains eligible for one split. The town counts separation of existing farm residences onto parcels under 35 acres in size. If the petition is approved, it appears that the splits will be exhausted. Staff recommends that a deed restriction be placed on the remaining A-1EX zoned land prohibiting further development as specified in the town plan.

TOWN: Approved with a condition requiring a deed notice on parcels #0712-184-9000-2 and #0712-184-9340-1 indicating the splits have been exhausted.