
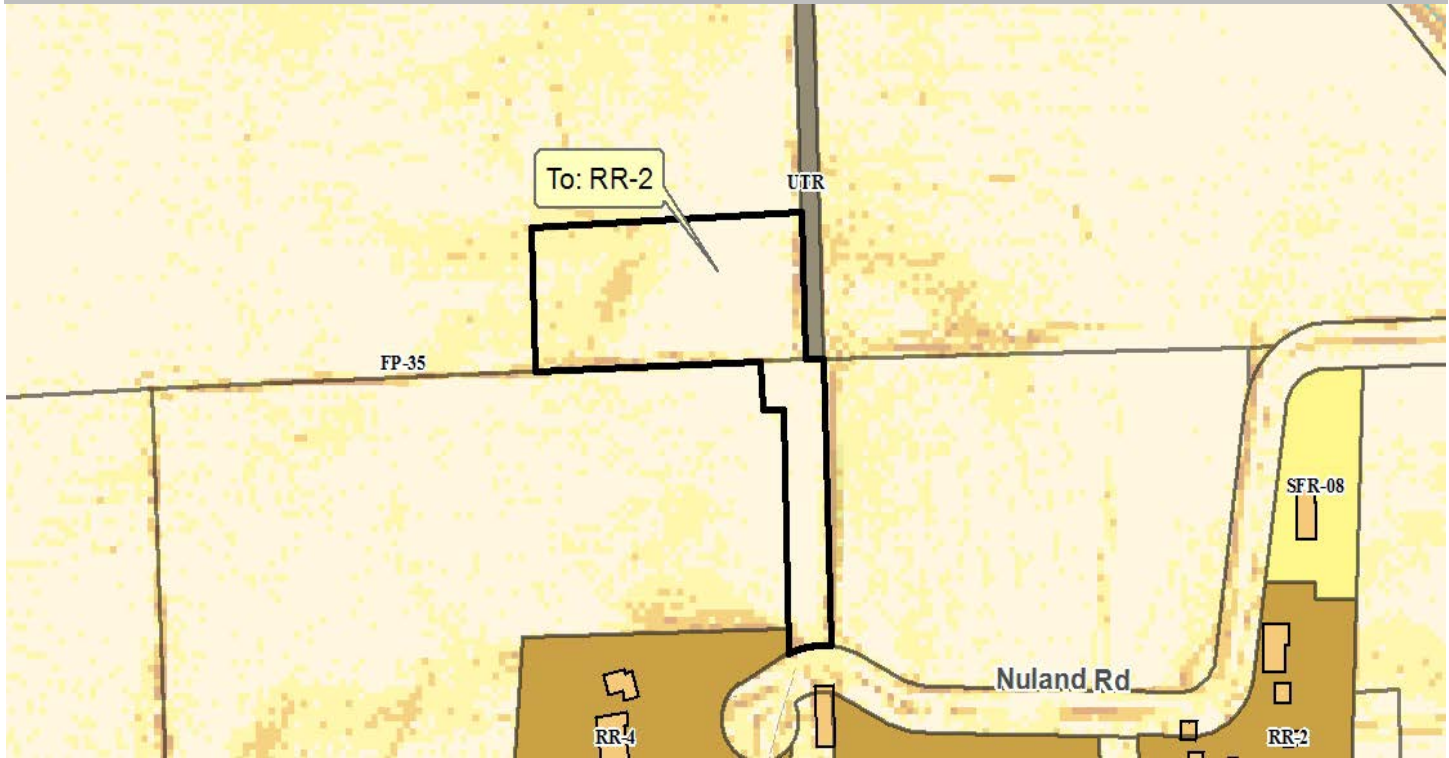


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> January 26, 2021		Petition 11629
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> DEERFIELD, Section 33
	<i>Size:</i> 2.6 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> WESLEY HALVERSON
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> NORTH OF 1002 NULAND ROAD AND SOUTH OF US HWY 12&18



DESCRIPTION: Applicant proposes to create a new 2.6 acre RR-2 (Rural Residential) zoned lot for future development.

OBSERVATIONS: Existing use of the property is agricultural. Surrounding land uses are ag / open space, and scattered rural residential. Access to the property would be via Nuland Road, with the applicant acquiring the ~66' wide access strip from the adjoining owner (Riege). No sensitive environmental features observed.

TOWN PLAN: The property is designated as an agricultural preservation area in the town of Deerfield and Dane County comprehensive plans.

RESOURCE PROTECTION: No resource protection corridors on or within 300' of the proposed RR-2 parcel.

STAFF: As indicated on the attached density study report, the property remains eligible for two possible density units ("splits"). The proposed parcel would be located in an area of the property that appears to pose the least disruption to continued agricultural operations on the surrounding farmland. Staff recommends approval of the petition with no conditions.

TOWN: The town approved the petition with no conditions.