
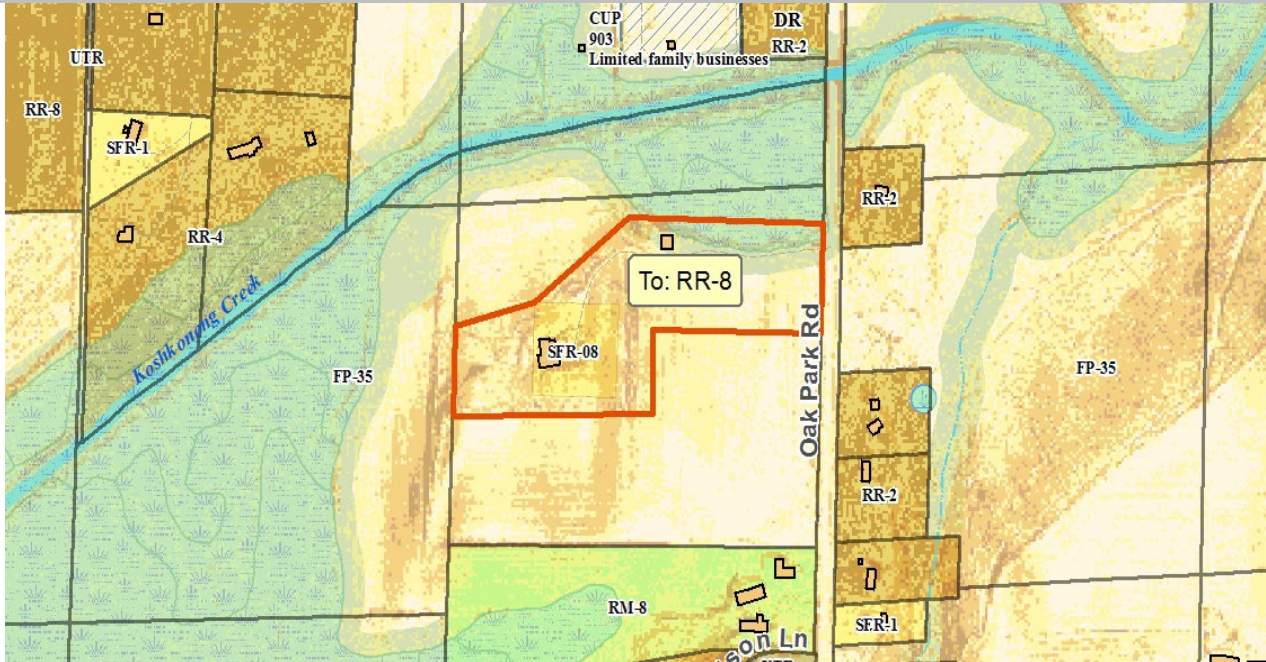


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>July 27, 2021</b>		<b>Petition 11713</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-8 Rural Residential District, SFR-08 Single Family Residential District TO RR-8 Rural Residential District</b>		<i>Town/Section:</i> <b>DEERFIELD, Section 20</b>
	<i>Size:</i> <b>10.1,2.1 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>TODD JOURDAN &amp; NANCY SPELSBERG</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>3795 OAK PARK ROAD</b>



**DESCRIPTION:** Applicant proposes to separate the existing residence from the ~70 acre farm parcel by creating a new RR-8 parcel of approximately 12 acres. No new development is proposed.

**OBSERVATIONS:** The owners’ existing residence is located on an area of SFR-08 zoning within the larger 70 acre farm parcel. Current land uses are residential and agriculture / open space. Neighboring land uses are agriculture / open space and rural residential. An area of mapped wetlands associated with nearby Koshkonong Creek encroaches into the north eastern portion of the proposed RR-8 lot. No other sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town’s agricultural preservation area. Non-farm development limited to 1 density unit per 35 acres of land owned as of October 26, 2978.

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the mapped wetlands and 75’ wetland buffer area is present on the northeasterly portion of the proposed RR-8 lot. No new development proposed that would impact the resource protection corridor.

**STAFF:** As indicated on the attached density study report, the property is not eligible for any additional density units. The property was part of a larger ~200 acre farm unit owned by Fred Nelson in 1978 which appears to have exceeded the density limitation. Proposed separation of the residence appears reasonably consistent with town plan policies. Staff recommends approval of the petition with no conditions. 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, no conditions.