



# Staff Report

## Zoning and Land Regulation Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:  
**A-1EX Agriculture District to A-2  
(1) Agriculture District**

Acres: 2.1  
Survey Req. Yes

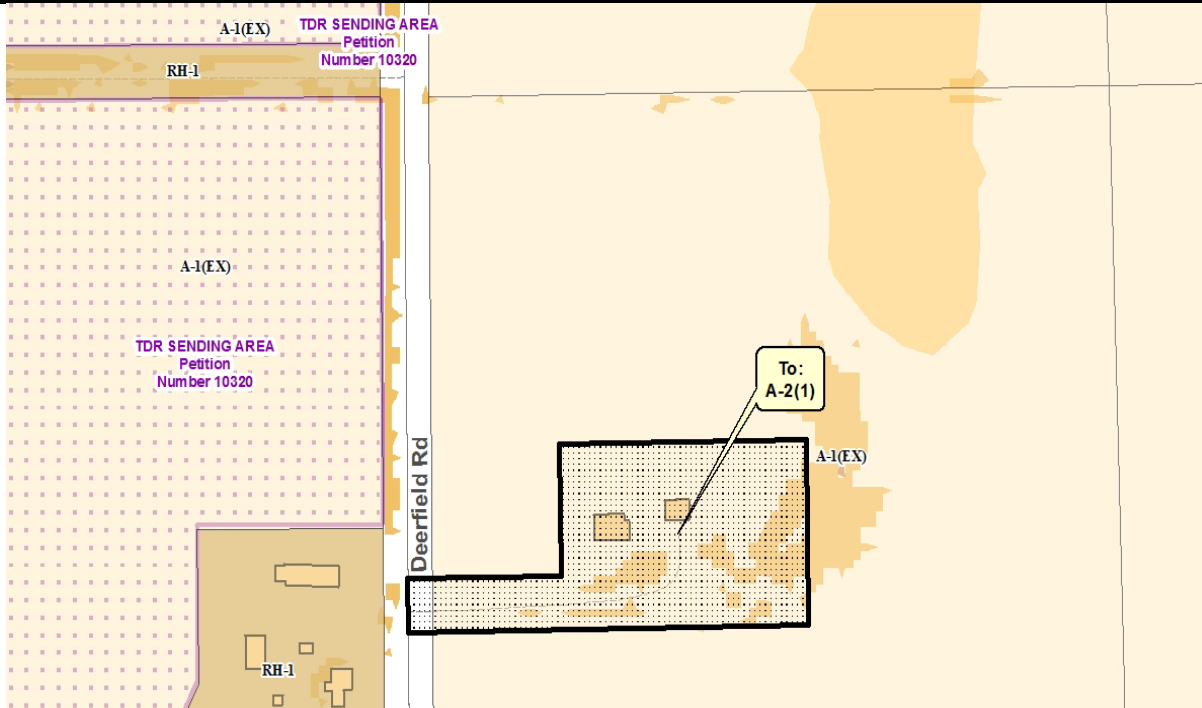
Reason:  
**Separating existing residence  
from farmland**

Petition: **Petition 11327**

Town/sect:  
**Deerfield, Section 31**

Applicant  
**Dale L Skaar**

Location:  
**3272 Deerfield Road**



**DESCRIPTION:** The applicant proposes to separate the existing residence from the farm by creating a new 2.1-acre A-2(1) zoned parcel.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space and scattered rural residences. No sensitive environmental features observed on the property. No new development is proposed.

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

**RESOURCE PROTECTION:** There are no resource protection corridors located on the property.

**DEPARTMENT OF HEALTH:** The septic system is very close to the proposed west property line. The foot of the drainage field will need to be a minimum of 5 feet away from the property line to comply with sanitary regulations. The septic system should be shown on the certified survey map.

**STAFF:** As indicated on the attached density study report, the town of Deerfield counts the separation of farm residences onto parcels under 35 acres in size as a split toward the 1 dwelling unit per 35 acres owned policy. If the petition is approved, the eligible splits will be exhausted.

In accordance with town/Dane County policies, staff recommends approval of the petition with the following condition:

1. A deed restriction shall be recorded with the Register of Deeds that prohibits further residential development or division on the remaining A-1EX zoned land (parcels 0712-313-9000-5 and 0712-313-8500-2).

**TOWN:** The town of Deerfield approved this petition with no conditions.