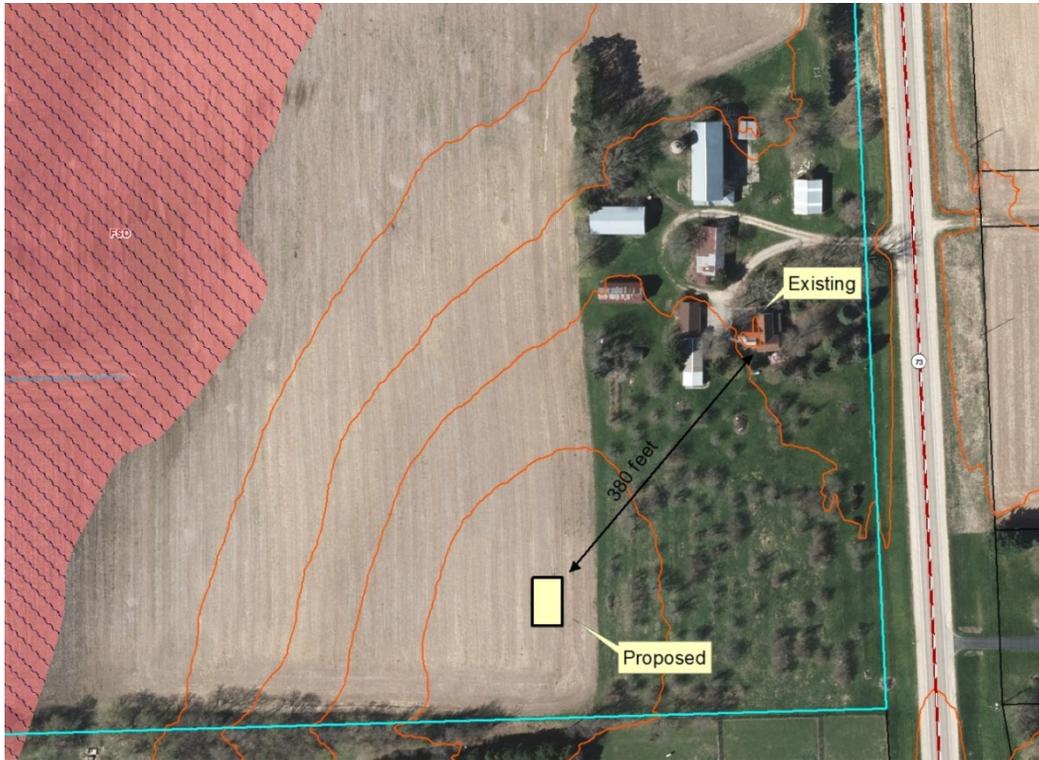


Moerke, 4509 State Highway 73, Town of Deerfield
Site Plan review for the relocation of an existing residence
within the FP-35 Farmland Preservation Zoning District



Pursuant to Dane County Code of Ordinance Section 10.222(2)(b)1, a residence within the FP-35 Zoning District is permitted to be repaired, reconstructed, or replaced without limitation or the need to rezone the property. If the existing residence is to be replaced, the ordinance allows the residence to be relocated within 100 feet. If the location is more than 100 feet, the Town and the ZLR Committee must review and approve the location. Given that Moerkes' would like to relocate the house 380 feet away from the original home site, approvals must first be obtained from the Town and the ZLR Committee.

The proposed location is approximately 380 feet away from the original homestead. The location is at the top of a hill overlooking the property. The area consists of Class III soils. The location appears to meet siting criteria of the Town of Deerfield Comprehensive Plan.

The owner has requested that he would be allowed to keep the existing residence and use it as an office in the future. Staff feels that this would not meet the intent of the language of the ordinance. 10.222(2)(b)1 which specifically deals with the replacement of a farm residence. Replacement implies that the existing residence would be removed. If it is desired to keep the existing house, other sections of the zoning ordinance could be used to provide for the construction of a new single-family residence. Such as rezoning to create a residential lot.

The Town Board has approved the location. If the site is acceptable, Staff would suggest that the approval contain language requiring the removal of the existing house within 30 days of the new house being occupied.