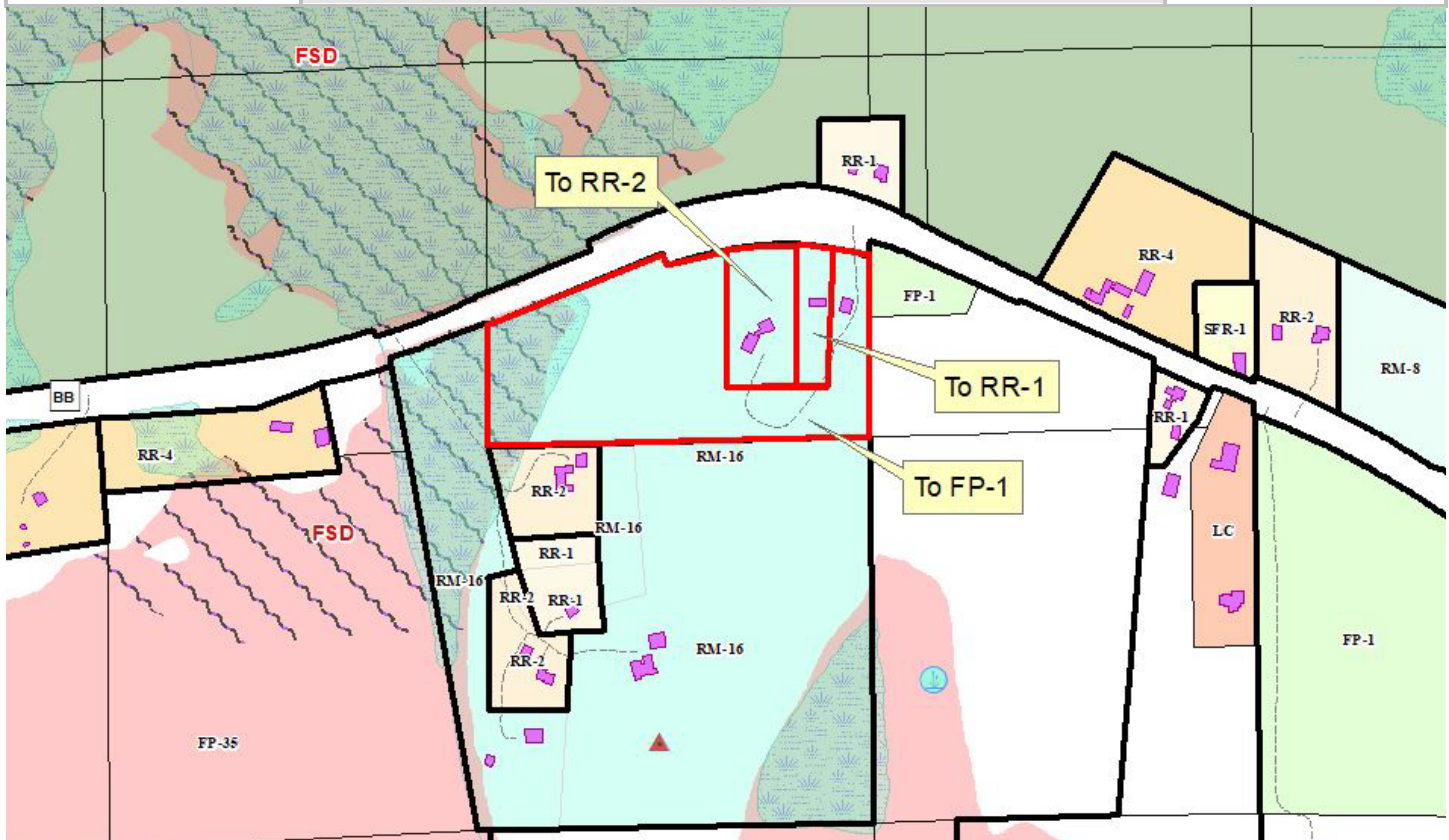


Staff Report
**Zoning & Land
Regulation
Committee**
Public Hearing: **April 22, 2025**
Zoning Amendment Requested:
RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-1 Rural Residential District, and FP-1 Farmland Preservation District
Size: **2.6,1.6,14.8 Acres**
Survey Required: **Yes**
Reason for the request:
CREATING TWO RESIDENTIAL LOTS FOR EXISTING STRUCTURES AND ONE AGRICULTURAL LOT
Petition 12147
Town, Section:
DEERFIELD, Section 12
Applicant:
STEVEN R GRAMS
Address:
**195 COUNTY
HIGHWAY BB**


DESCRIPTION: Steven Grams would like to divide his 18-acre RM-16 property into three lots—two residential lots for existing structures (a residence and a historic school house being converted to a residence) and one wooded/agricultural lot zoned FP-1. The property would be reconfigured with a 3-lot certified survey map (CSM).

A transfer of development right (TDR) would be used to create the lot for the school house. The development right would come from the property owned by Caroline Storlie at 928 Zechzer Rd (parcel 071221295500).

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. Both of the existing structures are served by separate septic systems; they share a joint well. The existing storage shed building will remain on site. All three lots would share access onto Highway BB with the existing driveway.

COUNTY HIGHWAY ACCESS: CTH BB is not a controlled access highway. Access Permit # 1497 submitted for Residential Multi Family Access (not reviewed yet). Any future change of use of existing access would require a permit Highway Department. No new additional access will be permitted on CTH F due to reconfiguration of lots. Estimate increase of traffic to be 10 trips per day due to rezone. (NOTE: Preliminary CSM comments not included in this review. Comments will include showing “no access” areas. Comments may include dedicating ROW for highway use, and include easement(s) to surrounding lands, etc.) For questions please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: The property is located within the town's Agricultural Preservation Area. According to the Town's Comprehensive Plan, density units (development rights, or "splits"), may be transferred anywhere within the Town, so long as the receiving property meets certain lot size and siting criteria. Additionally, the sending area must record a deed restriction or conservation easement on that land. The proposed sending property is owned by Storlie Properties LLC along Zechzer Road and according to the density study, the TDR proposal would exhaust the 1 remaining split on this property. According to the Town's Comprehensive Plan and the Deerfield Town Board, after the transfer of development rights, Parcel #0712-212-9550-0 will retain one development right, which will be considered a replacement home for the original farm house that was torn down. This replacement home needs to be located on a parcel that remains at least 35 acres in size.

The proposed transfer from the Storlie property to the Grams property appears to be consistent with the town's comprehensive plan policies, particularly since the Grams property is a site with existing development. As a condition of approval, a TDR-R Overlay Zoning District should be placed on the Grams property and a TDR-S Overlay Zoning District should be placed on the Storlie property. Additionally, deed restrictions should be recorded which 1) document and acknowledge this transfer via TDR, 2) prohibit additional land divisions on the sending property, and 3) acknowledge that one residential building site remains available on the sending property so long as the home is located on a parcel that is at least 35 acres in size.

For questions, contact Senior Planner Ben Kollenbroich at (608) 266-9108 or kollenbroich.benjamin@danecounty.gov.

RESOURCE PROTECTION: The far west end of the property is subject to shoreland and floodplain zoning, due to proximity to an unnamed perennial stream located west of the property. No concerns with the proposal, as these areas will be unaffected by the proposed land division.

TOWN ACTION: On January 13, 2025, the Town of Deerfield Board met and agreed that the Storlie property may still develop one home on the property, as a replacement for the home that was torn down at 928 Zechzer Road (Parcel # 0712-212-9550-0).

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the recording of the CSM and the following conditions:

1. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to proposed Lot 3 of the certified survey map.
2. A deed notice shall be recorded on CSM Lot 3 that indicates it was created by a transfer of development rights.
3. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0712-212-9550-0).
4. A deed restriction shall be recorded on tax parcel 0712-212-9550-0 stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Ramon Storlie farm have been exhausted per the Town Comprehensive Plan density policies.
5. A shared access easement shall be provided through Lot 1, for access to Lot 2 and Lot 3.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.