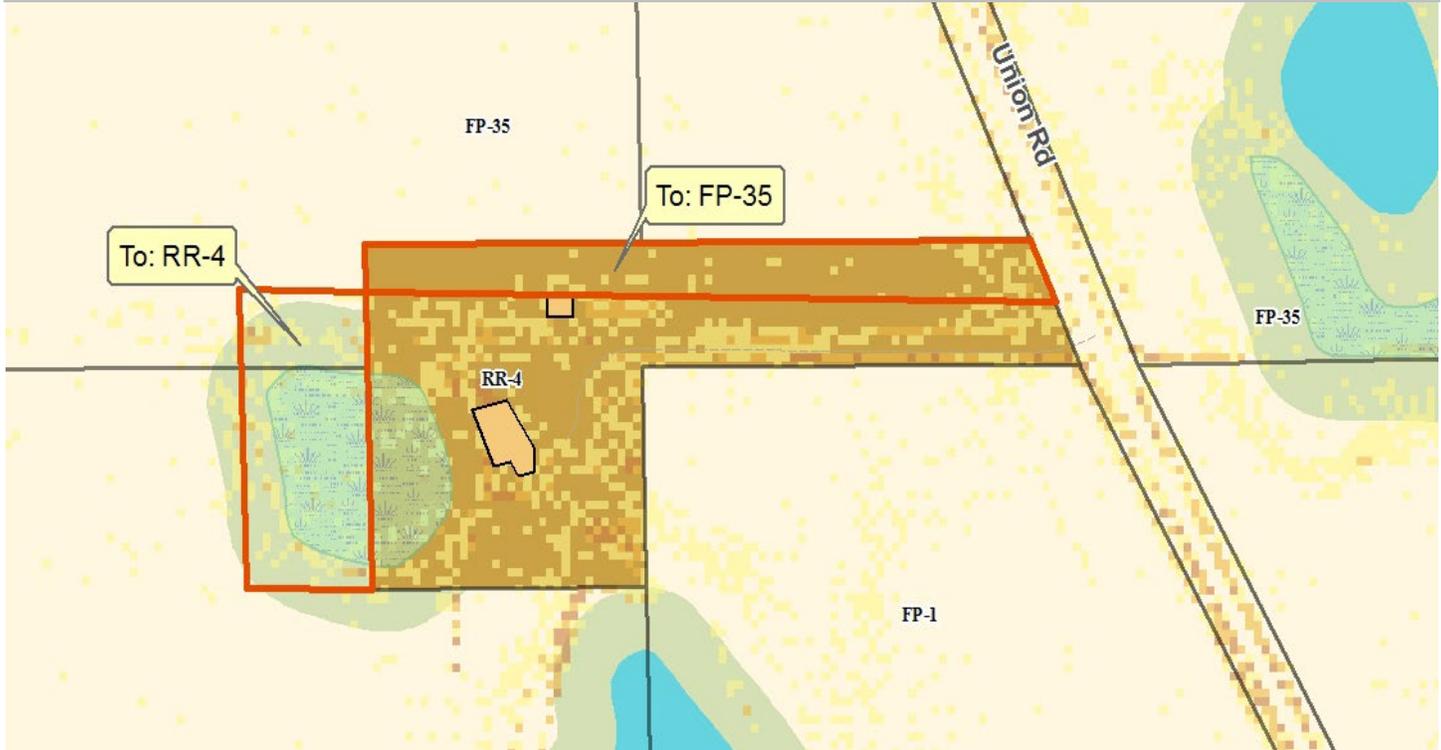


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>January 25, 2022</b>	<b>Petition 11787</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO FP-35 Farmland Preservation District</b>		<i>Town/Section:</i> <b>OREGON, Section 35</b>
	<i>Size:</i> <b>1.27,1.27 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>DANIEL MARSHALL</b>
	<i>Reason for the request:</i> <b>Shifting of property lines between adjacent land owners</b>		<i>Address:</i> <b>253 UNION ROAD</b>



**DESCRIPTION:** The landowner wishes to rezone 1.27 acres from FP-35 TO RR-4 and another 1.27 acres from the current RR-4 zoning to FP-35. This will correct an error from a previous Certified Survey Map (CSM 12095, Lot 1) by putting the entire lot in a single zoning district.

**OBSERVATIONS:** No new development proposed. The revised CSM lots would meet all dimensional and road frontage requirements of the County Zoning and Land Division ordinances.

**TOWN PLAN:** The property is in a Rural Preservation Area under the town plan. The plan supports limited RR-4 zoning.

**RESOURCE PROTECTION:** The proposed lot expansion would include all of a small pond, presumably navigable, and its associated wetlands. Any future development on this lot would have to conform to shoreland zoning standards. With no new development proposed, no significant impacts anticipated.

**JAN 25<sup>th</sup> ZLR MEETING:** The Committee postponed action due to no town action.

**TOWN:** The Town Board approved the petition with no conditions.

**STAFF:** Recommend approval with no conditions.

*Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)*