

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **July 26, 2022**

Petition 11859

Zoning Amendment Requested:

AT-35 Agriculture Transition District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District

Town/Section:

OREGON, Section 3

Size: **9.27,0.26 Acres**

Survey Required: **Yes**

Applicant

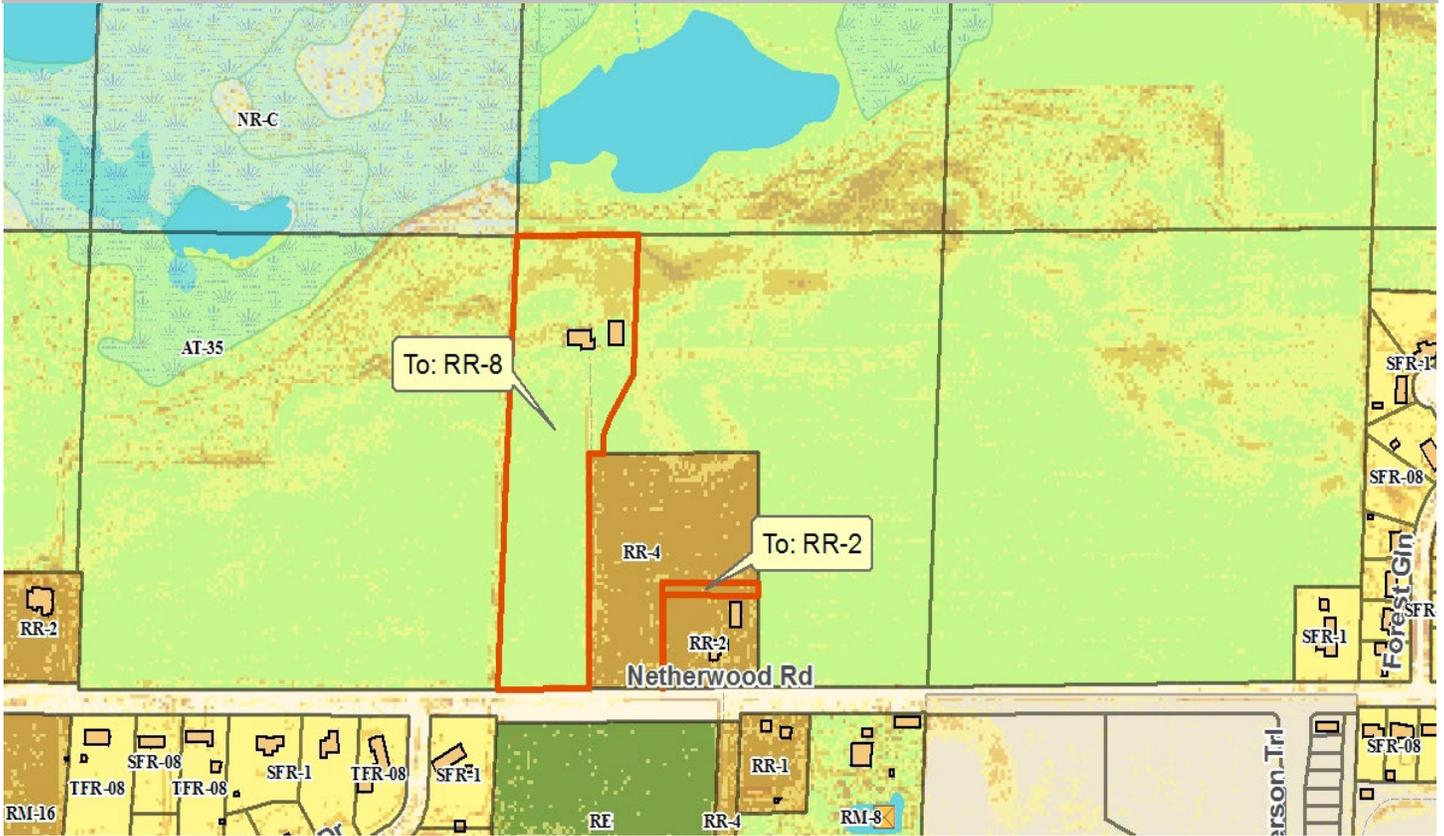
RON JENKINS

Reason for the request:

Separating the existing residence from the farmland and shifting lot lines between two existing residential lots

Address:

5400 W. NETHERWOOD ROAD



DESCRIPTION: Landowner seeks to rezone 9.27 acres from the AT-35 Zoning District to the RR-8 zoning district to separate an existing residence from the balance of the farm. At the same time, the landowner seeks to rezone 0.26 acres from the RR-4 zoning district to the RR-2 zoning district to expand an existing RR-2 lot.

OBSERVATIONS: All proposed lots conform to the minimum dimensional and road frontage requirements of the Dane County Zoning and Land Division Ordinances.

TOWN PLAN: The property is in an Agricultural Transition Area identified in the *Town of Oregon / Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres owned as of 1995. Separation of existing residences is specifically exempted from the density cap.

RESOURCE PROTECTION: Small areas of slopes exceeding 12% are on the northern portion of the proposed RR-8 lot. No new development is proposed, and no significant impacts are anticipated.

TOWN: The Town Board recommended approval of the petition with no conditions.

STAFF: Recommend approval with no conditions.

Questions? Contact Brian Standing at standing@countyofdane.com