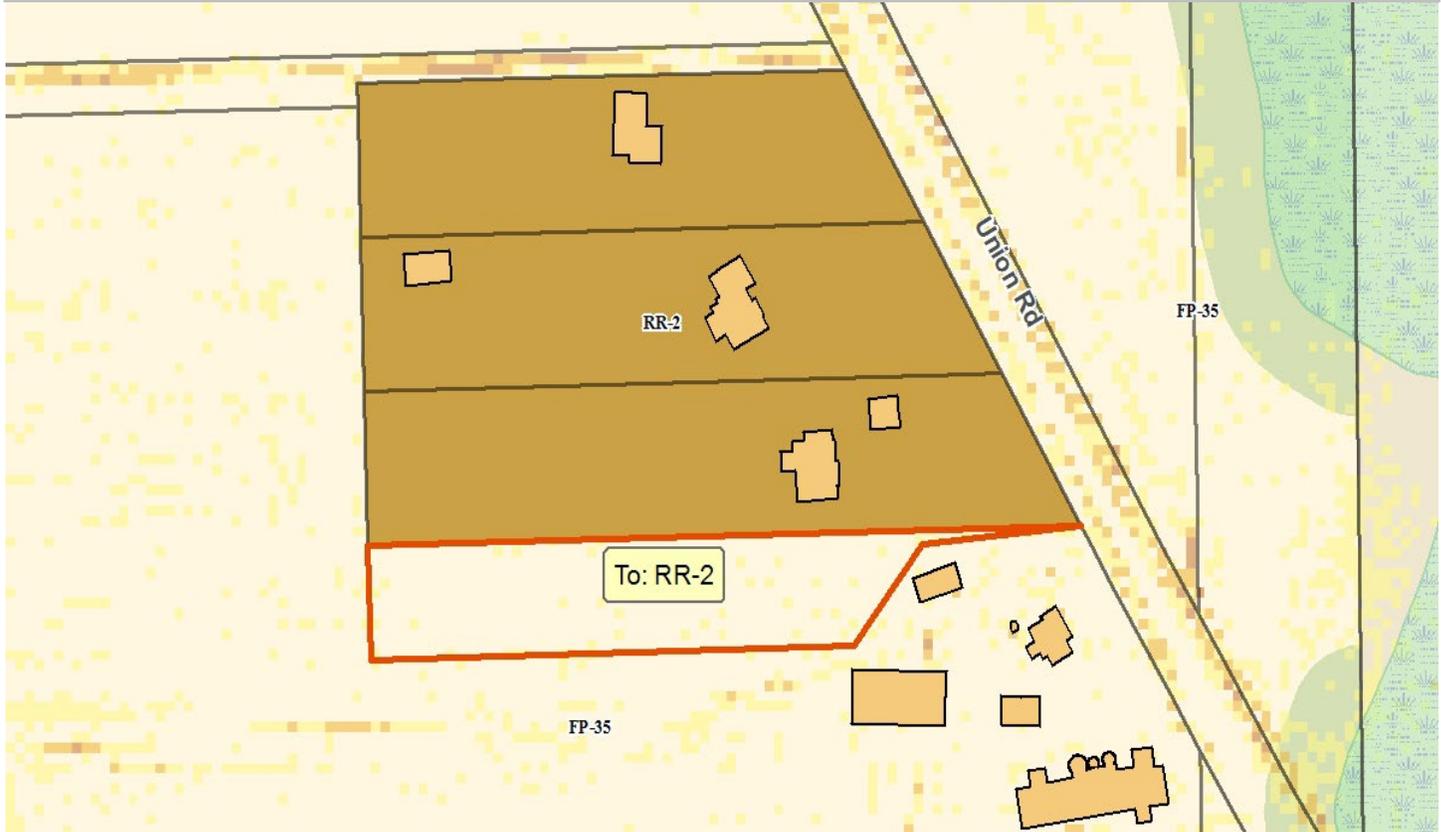


Staff Report  Zoning and Land Regulation Committee	Public Hearing: September 20, 2022	Petition 11877	
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town/Section:</u> OREGON, Section 36
	<u>Size:</u> 1.47 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> WILLIAM THORSON
	<u>Reason for the request:</u> Shifting of property lines between adjacent land owners		<u>Address:</u> 75 UNION ROAD



DESCRIPTION: Landowner wishes to rezone 1.47 acres from the FP-35 zoning district to the RR-2 district to sell land to a neighboring landowner and family member. The acreage will be attached to the neighbor’s existing RR-2 zoned lot, to make it 3.95 acres in size.

OBSERVATIONS: The proposed land transfer is part of a 97.7-acre agricultural tract owned by Wilfred and Dorothy Wendt. No new development is proposed. There is no livestock in the barn on the Wendt farm, which would be 30’ from the shared lot line as proposed. The property is within the Village of Brooklyn’s extraterritorial jurisdiction.

TOWN PLAN: The property is within a Rural Development/Transitional area in the *Town of Oregon / Dane County Comprehensive Plan*, and within an “Existing Non Agricultural” area on the town’s Farmland Preservation Plan Map.

RESOURCE PROTECTION: There are no mapped resource protection corridors within the proposed zoning lot. The proposed rezone area contains Class 2 soils.

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

STAFF: Staff recommends approval subject to recording a CSM for the new lot boundary. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com