



# Staff Report

Public Hearing: **June 26, 2018**

Petition: **Petition 11299**

Zoning Amendment:  
**A-1EX Agriculture District TO  
RH-1 Rural Homes District**

Town/sect:  
**OREGON, Section 35**

Acres: 4.26  
Survey Req. Yes

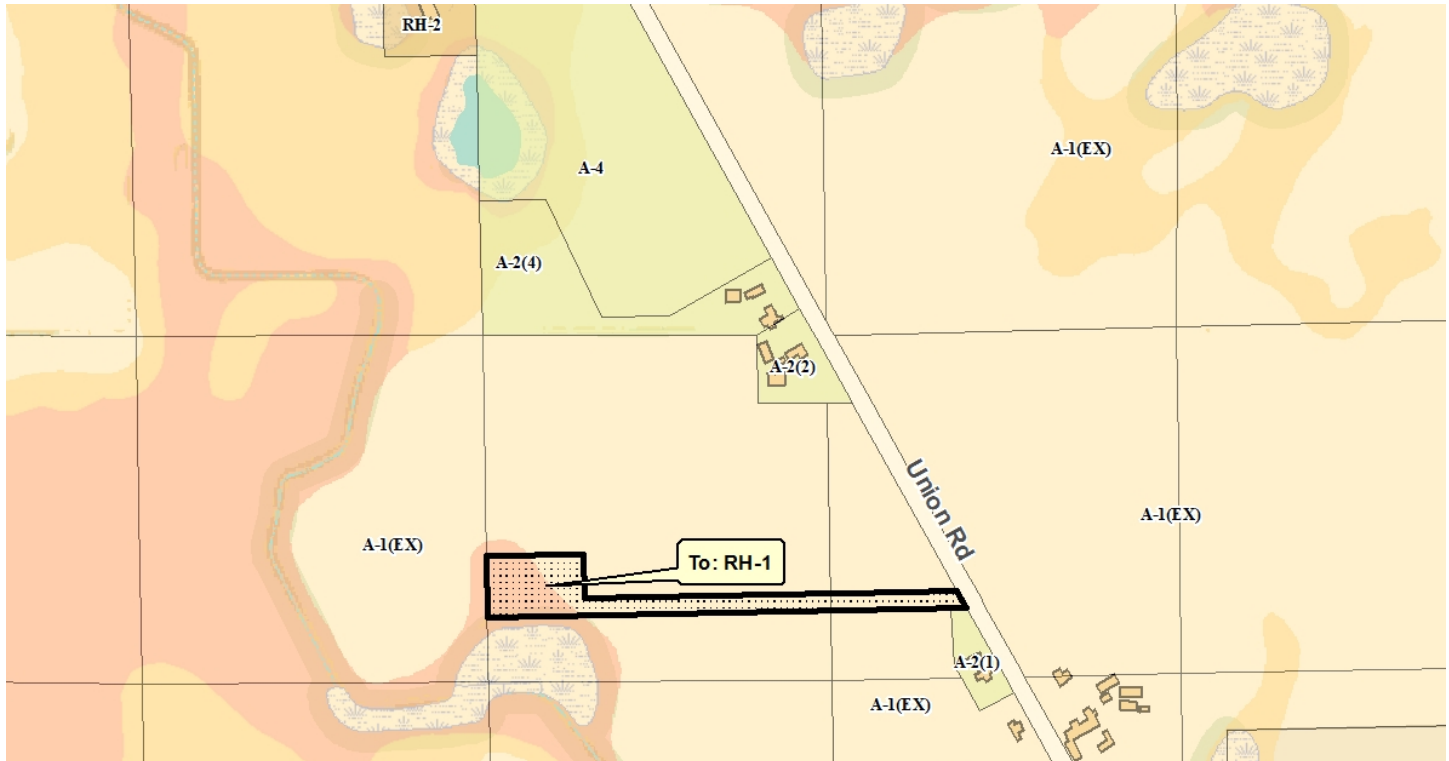
Applicant  
**RUSSELL A SCHMID**

Reason:  
**Creating one residential lot**

Location:  
**NW OF 123 UNION RD**

Zoning and Land Regulation Committee

Note: Petition revised to RH-2.



**DESCRIPTION:** Landowner would like to rezone 4.26 acres to the RH-1 district to create a lot for a new single-family residence.

**OBSERVATIONS:** Proposed 1,480-foot driveway would run along an existing field road. The proposed 4.26-acre lot would be more than twice the minimum lot size (2 acres) of the RH-1 district.

**TOWN PLAN:** The property lies within a Farmland Preservation Area in the *Town of Oregon / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Nonfarm residential density is limited to one unit per 35 acres owned as of January 5, 1995. If Petition 11299 is approved, there will be 5 potential homesites remaining on the 254-acre farm (see density study report).

**RESOURCE PROTECTION:** Portions of the proposed RH-1 lot fall within the 75' setback area of a mapped wetland. Roughly 3.6 acres of the proposed lot sits on hydric soils, which may indicate the presence of additional, unmapped, wetlands. Field-verified wetland delineations will be necessary to determine precise wetland boundaries. Once wetland boundaries are established, location surveys may also be necessary to determine required building setbacks. Shoreland erosion control standards will apply to any new construction.

**STAFF:** Proposed zoning district should be revised to the RH-2 zoning district, to prevent re-division of the proposed 4.26-acre lot. Landowner should also consider expanding or relocating lot boundaries to include a larger buildable area clearly outside possible wetland and hydric features.

**STAFF UPDATE:** The petitioner has increased the size of the lot to 5.47 acres allow more development area away from the wetland area. The proper zoning for the revised lot should be RH-2.

**TOWN:** The Town Board has approved the revised zoning area with a zoning classification of RH-2.