



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:
**A-1EX Agriculture District to A-2
(8) Agriculture District**

Acres: 8.3
Survey Req. Yes

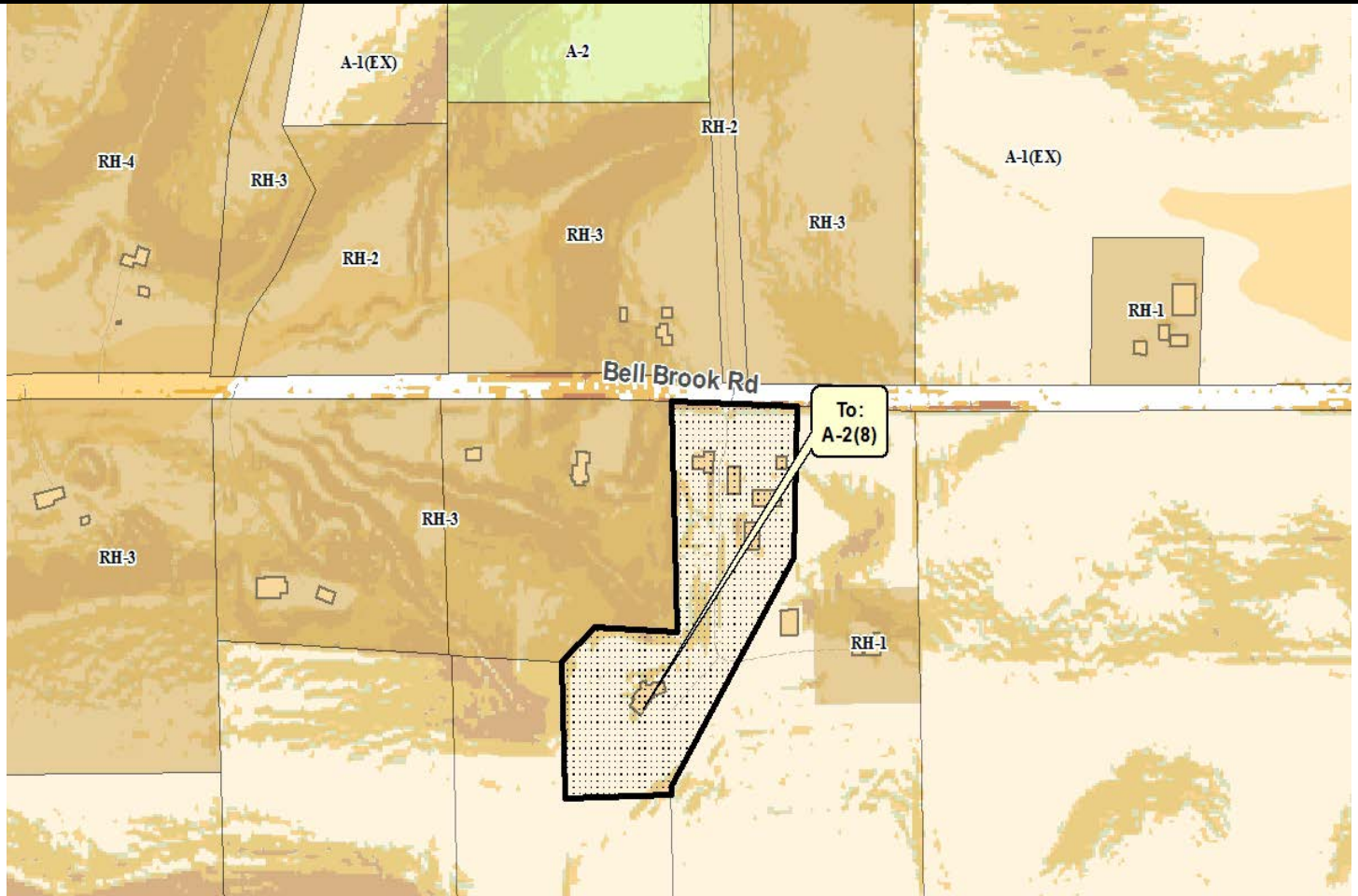
Reason:
**Separating existing residence
from farmland**

Petition: **Petition 11322**

Town/sect:
Oregon, Section 33

Applicant
**Stiklestad Rev. Living
Trust, David & Lynn**

Location:
5571 Bell Brook Road



DESCRIPTION: The landowner wishes to rezone 8.3 acres from the A-1 Exclusive Agriculture zoning district to the A-2(8) zoning district to separate an existing farmhouse and associated agricultural outbuildings from the parent farm.

OBSERVATIONS: The proposed lot conforms to the requirements of Chapters 10 and 75, Dane County Code.

TOWN PLAN: The property is within a Rural Preservation Area in the adopted *Town of Oregon / Dane County Comprehensive Plan* and in a Farmland Preservation Area in the *Dane County Farmland Preservation Plan*. Residential development is capped at one unit per 35 acres owned as of 1/5/1995. Separation of an existing farmhouse is exempt from town density caps. This farm has exhausted the development potential under the town/county plan.

RESOURCE PROTECTION: There are no mapped resource protection corridors on this property.

STAFF: Recommend approval with a condition that the balance of the property be deed restricted to prohibit future residential development.

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