



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **June 27, 2017**

Zoning Amendment:
RH-4 Rural Homes District TO A-1EX Agriculture District, RH-4 Rural Homes District TO RH-3 Rural Homes District, RH-4 Rural Homes District TO RH-2 Rural Homes District

Petition: **Petition 11145**

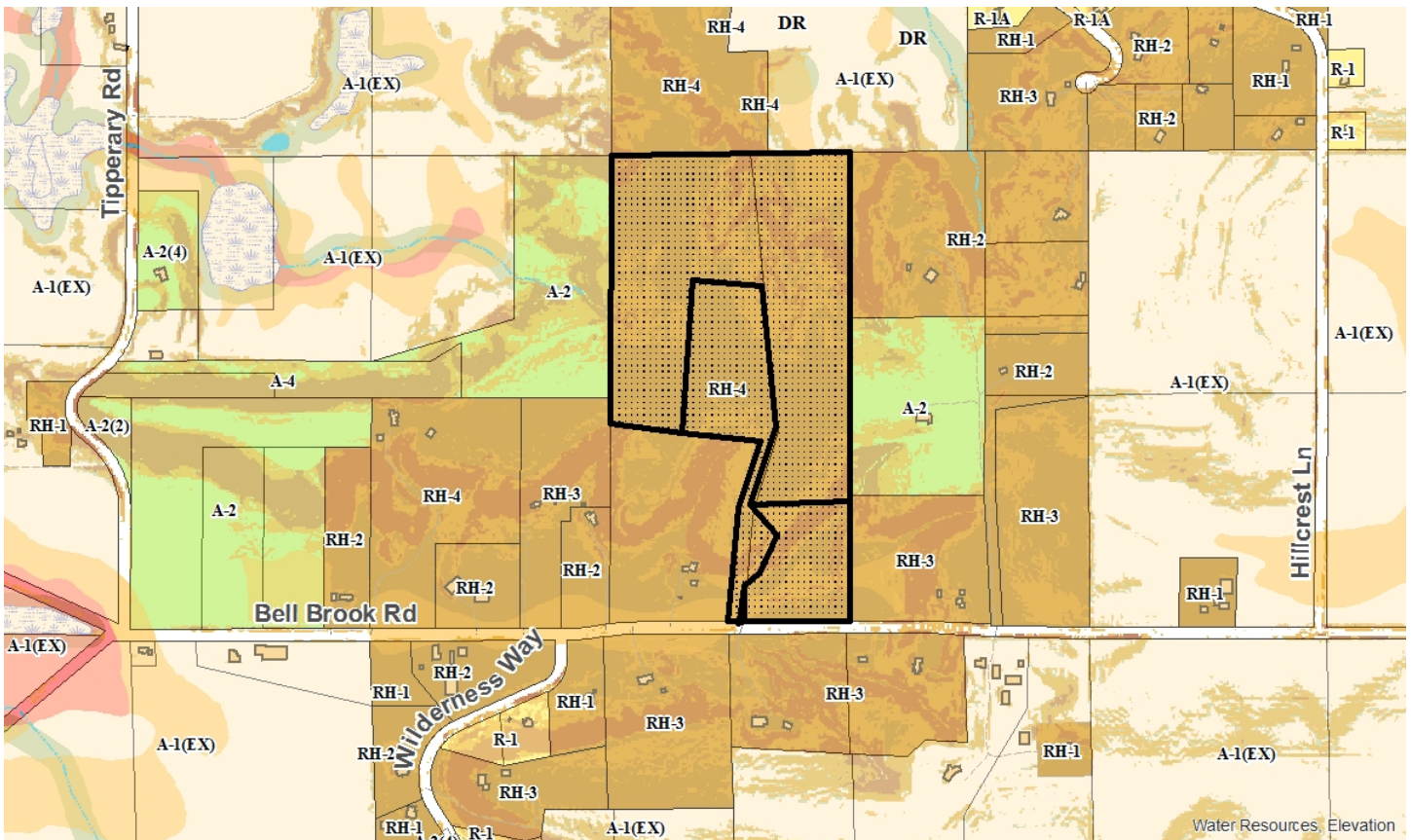
Town/sect:
OREGON, Section 28

Acres: 42.76, 11, 7.5
Survey Req. Yes

Applicant
BLUE VISTA FARM LLC

Reason:
Shifting of property lines between adjacent land owners

Location:
350 FT EAST OF 5664 BELL BROOK RD



DESCRIPTION: Applicant seeks to rezone 2 existing lots, totaling 61 acres, from the current RH-4 zoning district to reduce the size of two lots and put approximately 43 acres into A-1(exclusive) zoning.

OBSERVATIONS: Land is a mix of agricultural fields and woodland. There are no existing residences or other structures on the property. No new homesites would be created.

TOWN PLAN: The property is within a Farmland Preservation Area in the town/county comprehensive plan and the Dane County Farmland Preservation Plan. Nonfarm development is generally limited to one unit per thirty five acres owned as of 1995.

RESOURCE PROTECTION: There are areas of slopes exceeding 20% on the property.

STAFF: New development should avoid mapped resource protection corridors.

TOWN: On 6/6/2017, the Town of Oregon Board of Supervisors approved this petition, with no conditions.