



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11353**

Zoning Amendment:
A-2 Agriculture District TO RH-1 Rural Homes District and RH-2 Rural Homes District, A-2 Agriculture District TO CO-1 Conservancy District

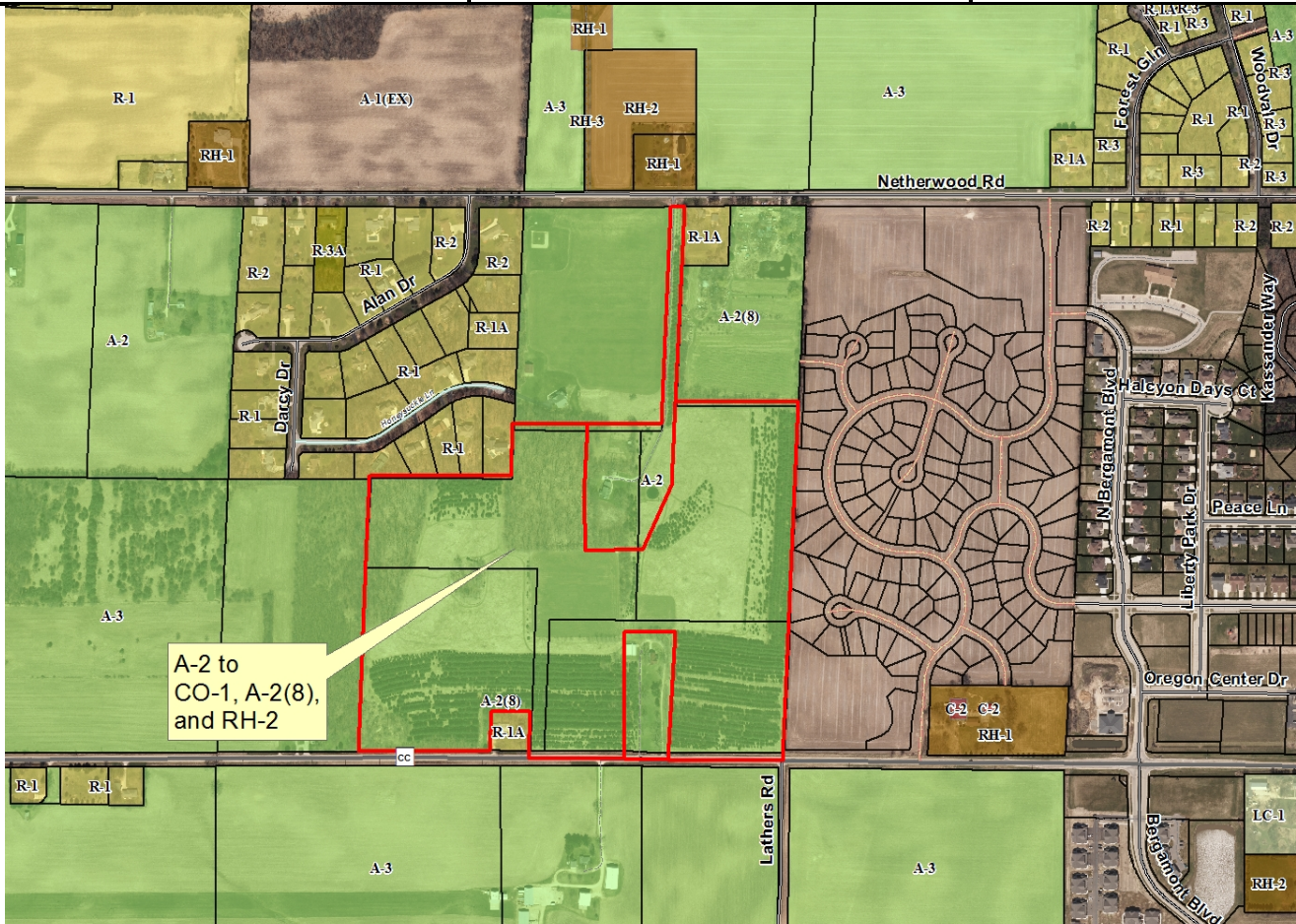
Town/sect:
OREGON, Section 3

Acres: 3.04,6.70,16.02,44.72
Survey Req. Yes

Applicant
PATRICK J HERMSEN

Reason:
SEPARATION OF BUILDINGS FROM FARMLAND AND DONATE REMAINING LAND FOR PARK/CONSERVANCY

Location:
5375 NETHERWOOD ROAD



DESCRIPTIONS: The petitioner would like to reconfigure 4 lots to create two residential lots around the existing houses. The remaining land is proposed to be combined into one lot. The new lot will be donated to Village of Oregon for parkland purposes. Two of the four existing lots are vacant. The landowner would like to retain the building rights for the two vacant lots so they could be used in the future if the Town of Oregon adopts a transfer of building right ordinance.

OBSERVATIONS: The property is located on the western edge of the Village of Oregon. A new subdivision has just been platted to the east (Highlands of Netherwood). No sensitive environmental features observed.

TOWN PLAN: The Town Plan shows property being within the Rural Preservation II planning area. The Rural Preservation area is agricultural in nature, but has a high development potential. The density for this area is one house per 35 acres. However, existing lots prior to 1995 are allowed one building right.

Village Plan: The Village of Oregon Comprehensive Plan shows the property to be part of a Planned Neighborhood. The proposal appears consistent with the Village's comprehensive plan.

Continued

DANE COUNTY HIGHWAY: County Highway CC is a controlled access highway. Any changes to the existing access points will need a highway permit from the Dane County Highway Department. Additional right-of-way may be required by the Highway Department.

RESOURCE PROTECTION: The property is located outside the resource protection areas.

STAFF: The proposal meets the dimensional standards of the zoning districts and appears to be consistent the Town and Village Comprehensive Plans. The retention of the building rights should be identified in the deed for the sale of the new lot to the Village of Oregon.

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