
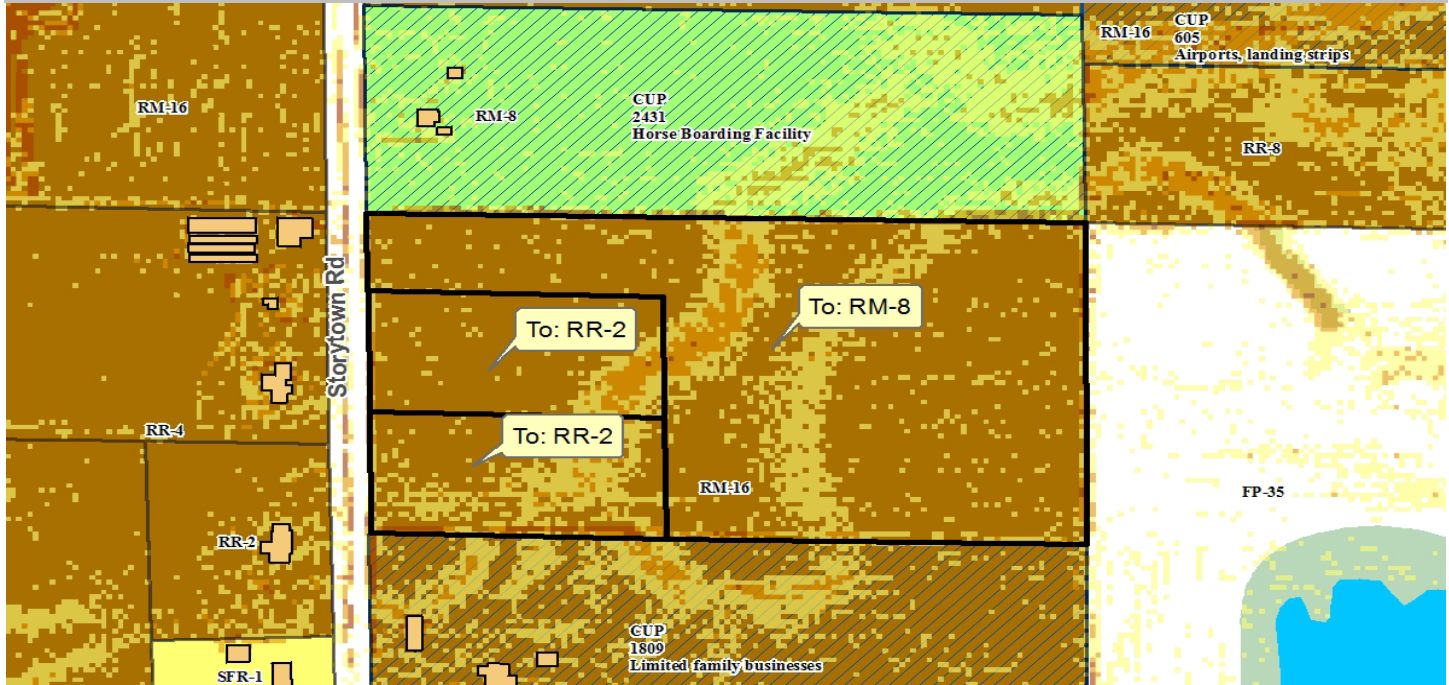


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 26, 2020</p>	<p>Petition 11553</p>	
	<p><u>Zoning Amendment Requested:</u> RM-16 (Rural Mixed-Use, 16 acres and up) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District, RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-2 (Rural Residential, 2 to 4 acres) District</p>	<p><u>Town/Section:</u> OREGON, Section 17</p>	
	<p><u>Size:</u> 13.383,6.376 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant:</u> STEVEN C ACE</p>
	<p><u>Reason for the request:</u> Creating two new residential lots</p>		<p><u>Address:</u> EAST OF 965-967 STORYTOWN ROAD</p>



DESCRIPTION: Landowner would like to rezone an existing 21-acre lot in the RM-16 zoning district (CSM 14929, Lot 2) to allow for the subdivision of this parcel into three residential lots.

OBSERVATIONS: All proposed lots conform to the minimum requirements of the Dane County Zoning and Land Division Ordinances.

TOWN PLAN: The property is within a Rural Preservation Area in the *Town of Oregon / Dane County Comprehensive Plan* and in a Farmland Preservation Area in the *Dane County Farmland Preservation Plan*. Residential development is generally limited to one unit per 35 acres owned as of 1995. The landowner, Steve Ace, owns an additional, noncontiguous 78.5 acres approximately 650 south of the proposed rezone. Under the town/county plan, this is counted as a single farm for density purposes. If Petition 11553 is approved, this will **exhaust** the development potential of this property under the town/county plan.

RESOURCE PROTECTION: There are small areas of slopes exceeding 12% on the property, but there appears to be ample room on the proposed lots to avoid these features. No impacts anticipated.

STAFF: Recommend approval with the condition that a deed restriction prohibiting further residential development be recorded on Parcel Number 0509-174-9000-5 and that a joint driveway agreement be filed with Lots 1 & 2.

TOWN: The town board is recommending a joint driveway agreement be filed with Lot 1 & 2; unless the owner asks for approval of two driveways.

Questions? Contact Brian Standing, standing@countyofdane.com, 608-267-4115