
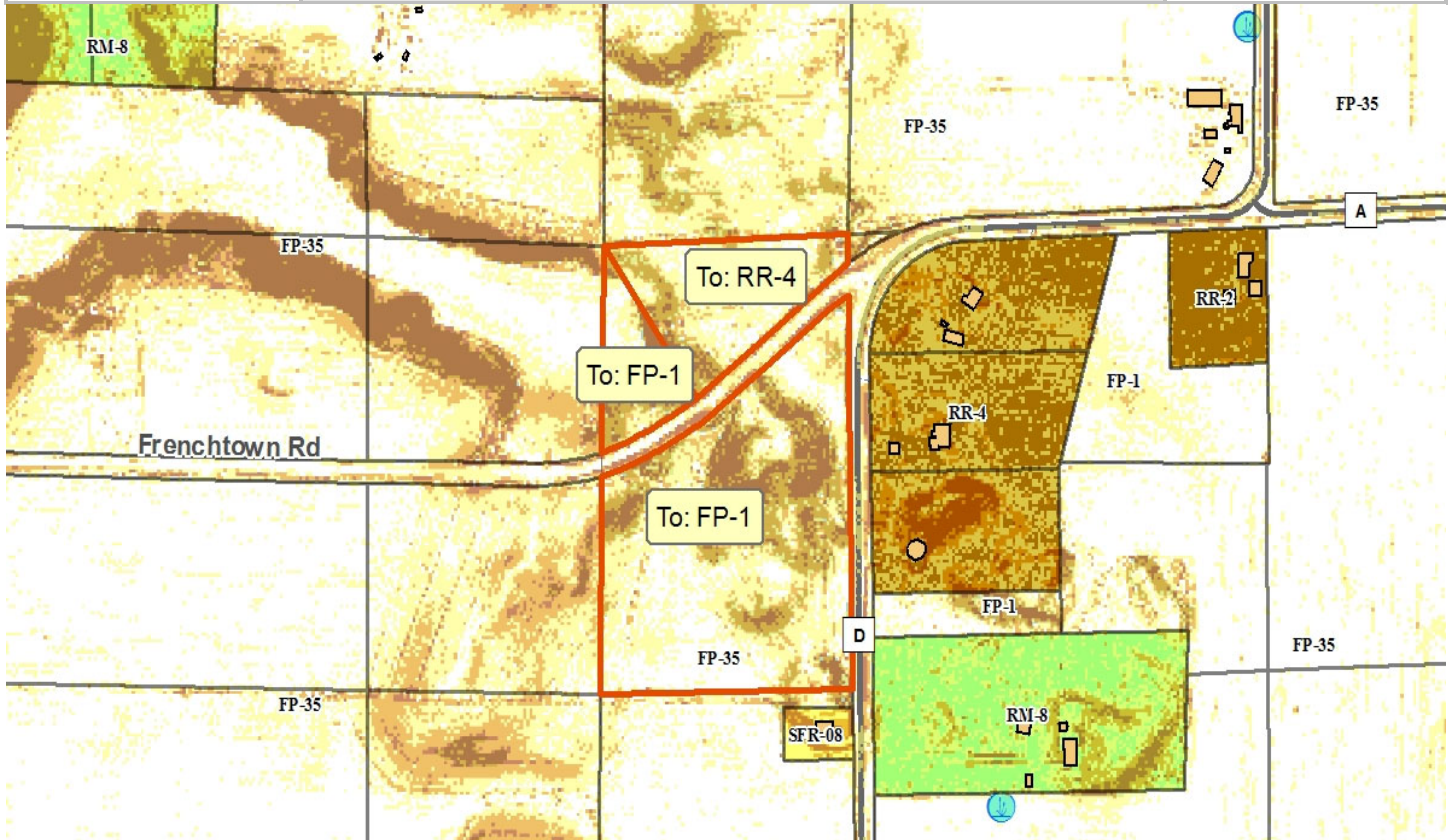


Staff Report  Zoning and Land Regulation Committee	Public Hearing: October 25, 2022	Petition 11892
	Zoning Amendment Requested: FP-35 Farmland Preservation TO RR-4 Rural Residential District, and FP-35 Farmland Preservation TO FP-1 Farmland Preservation District	Town/Section: OREGON, Section 19
	Size: 4.9,2.4,16.4 Acres	Survey Required. Yes
	Reason for the request: Creating one residential lot and two agricultural lots	Applicant: SALLY STUESSY
		Address: FRENCHTOWN ROAD WEST OF 6227 COUNTY HIGHWAY D



DESCRIPTION: Applicant Sally Stuessy wants to create a 4.9-acre residential lot as part of a 3-lot CSM for the 23.5-acre parcel she owns in the Town of Oregon. The remaining land would be zoned FP-1 to retain its agricultural preservation status while adjusting for the new lot sizes, on either side of Frenchtown Road.

OBSERVATIONS: The property contains steep slopes, primarily within the wooded areas on the west edge of the proposed residential lot. There are no class 1 or class 2 soils on site. Stuessy owns additional lands adjacent to the subject property to the west in the Town of Montrose, which were not included in the density analysis.

HIGHWAY DEPARTMENT: CTH D is not a controlled access highway. No new access will be permitted on CTH D due to reconfiguration of lots. Estimate increase of traffic to Frenchtown Road to be 10 trips per day due to rezone. The applicant indicated the Town has already approved a driveway location onto Frenchtown Road.

TOWN PLAN: Property is within a Rural Preservation area under the *Town of Oregon/Dane County Comprehensive Plan*. The parcel was legally created as a 22-acre separate landholding prior to the town’s adoption of farmland preservation zoning in 1995. The town/county plan allows for such parcels to have no more than one nonfarm homesite. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: Portions of the property are in mapped resource protection areas, reflecting steep slopes and wooded areas protected under the town/county plan. There appears to be ample room on the proposed RR-4 lot to avoid such areas, and no significant impacts are anticipated.

TOWN ACTION: On October 4, 2022 the Town recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezoning subject to the following conditions:

1. Owner shall record a certified survey map with the Register of Deeds for the reconfigured lot boundaries.
2. Owner shall record a deed restriction on the FP-1 parcels (proposed lots 2 and 3) prohibiting residential development.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com