
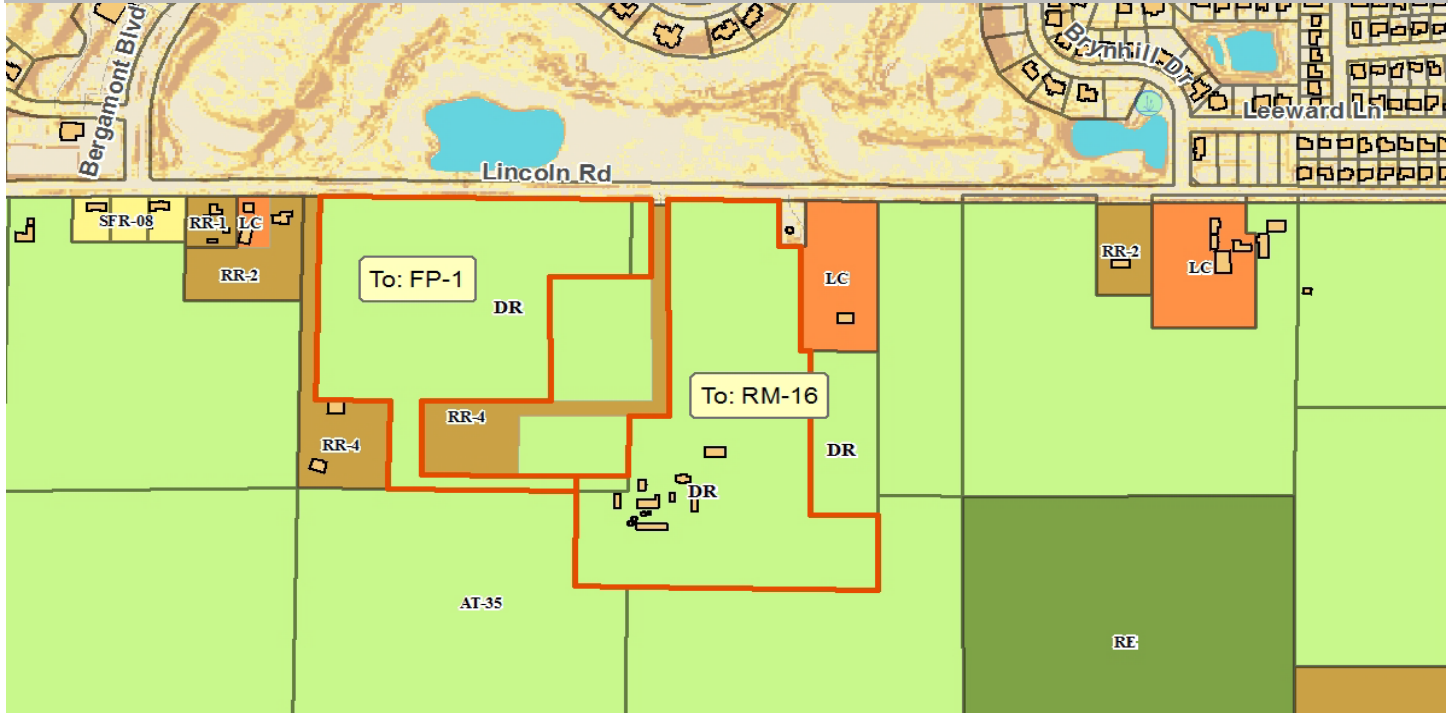


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: September 28, 2021</b>	<b>Petition 11737</b>	
	<b>Zoning Amendment Requested:</b> <b>FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District</b>		<b>Town/Section:</b> <b>OREGON, Section 14</b>
	<b>Size: 24.1,27.9 Acres</b>	<b>Survey Required. Yes</b>	<b>Applicant</b> <b>BLUE HAVEN FARMS LLC</b>
	<b>Reason for the request:</b> <b>Sale of 24.1 acres of farmland to neighbor</b>		<b>Address:</b> <b>5207 LINCOLN ROAD</b>



**DESCRIPTION:** Landowner wishes to rezone an existing 25.55-acre metes-and-bounds parcel from AT-35 to the FP-1 zoning district to facilitate a sale to a neighbor for agricultural use. At the same time, the landowner wishes to rezone the remaining 24.61 acres, including an existing home, to the RM-16 zoning district.

**OBSERVATIONS:** Both parcels appear to be remnants created from previous annexations by the Village of Oregon and/or previous land divisions on the property. No new homesite would be created with this petition. Both proposed lots would conform to the minimum lot size and road frontage requirements of the zoning and land division ordinances.

**TOWN PLAN:** The property is within an Agricultural Transition area under the *Town of Oregon / Dane County Comprehensive Plan*.

**RESOURCE PROTECTION:** A small pond and associated wetlands sits at the east-west boundary between the two lots, on the southern edge of the property. No significant impacts anticipated.

**STAFF:** The proposal appears to meet the policies of the Town Comprehensive Plan. Staff recommends approval with the Town condition.

**TOWN:** The Town Board approved the petition conditioned upon parcels 0509-142-8101-0 and 0509-142-8527-0 be deed restricted to prohibit further land division of the properties.

Questions? Contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)