
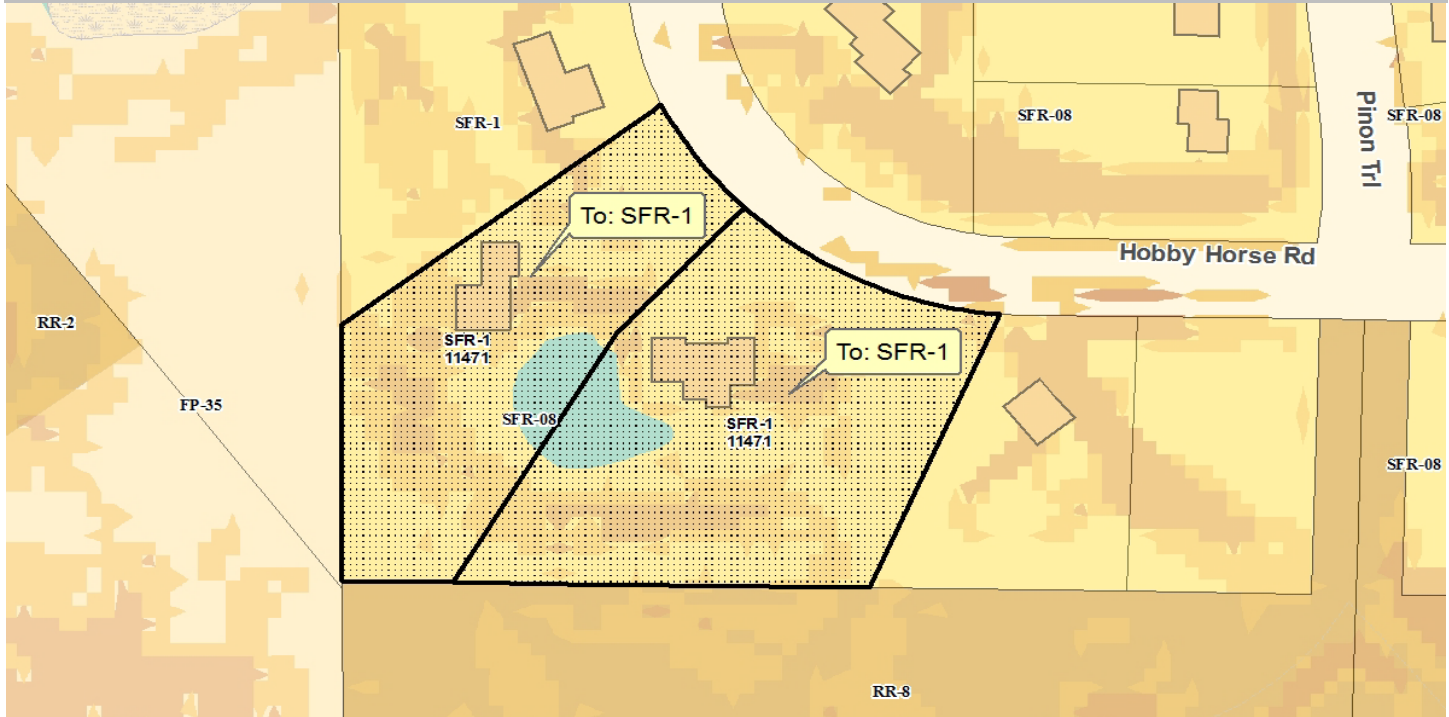


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<u>Public Hearing:</u> September 24, 2019		Petition 11471
	<u>Zoning Amendment Requested:</u> SFR-08 (Single Family Residential, small lots) District TO SFR-1 (Single Family Residential, 1 to 2 acres) District		<u>Town/Section:</u> OREGON, Section 8
	<u>Size:</u> 2.84 Acres	<u>Survey Required:</u> No	<u>Applicant</u> STEVEN D NEUENSCHWANDER
	<u>Reason for the request:</u> REZONE TWO ADJACENT PROPERTIES INTO DISTRICTS MORE APPROPRIATE FOR THEIR ACREAGE. WOULD ALLOW FOR TALLER ACCESSORY BUILDINGS.		<u>Address:</u> 1325 HOBBY HORSE ROAD



DESCRIPTION: Landowner seeks to rezone two existing CSM lots, including one 1.2-acre SFR-08 lot and one 1.6-acre SFR-08 lot, to the SFR-1 zoning district. The new district has a minimum lot size of one acre, which is a better fit for the existing lot sizes, and would allow for accessory buildings up to 16 feet in height. The SFR-08 zoning district limits accessory buildings to 12 feet in height without a conditional use permit.

OBSERVATIONS: The proposed SFR-1 lots would meet all dimensional and road frontage requirements of Chapters 10 and 75, Dane County Code and are appropriate to the proposed use. Because lot lines are not changing, a new Certified Survey Map is not required.

TOWN PLAN: The property is within a Rural Development – Traditional Subdivision area in the adopted *Town of Oregon / Dane County Comprehensive Plan*. New residential development is permitted up to a density of one unit per two acres. This petition would bring the properties into closer consistency with the town plan, would not allow for additional development, and would preclude the possibility of a landowner redividing these lots into even smaller parcels.

RESOURCE PROTECTION: A small (0.17-acre) natural pond sits at the boundary between the two lots. If determined to be either a navigable pond or a wetland, any new construction would have to meet shoreland/wetland zoning standards under Chapter 11, Dane County Code.

STAFF: Recommend approval with no conditions.

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