
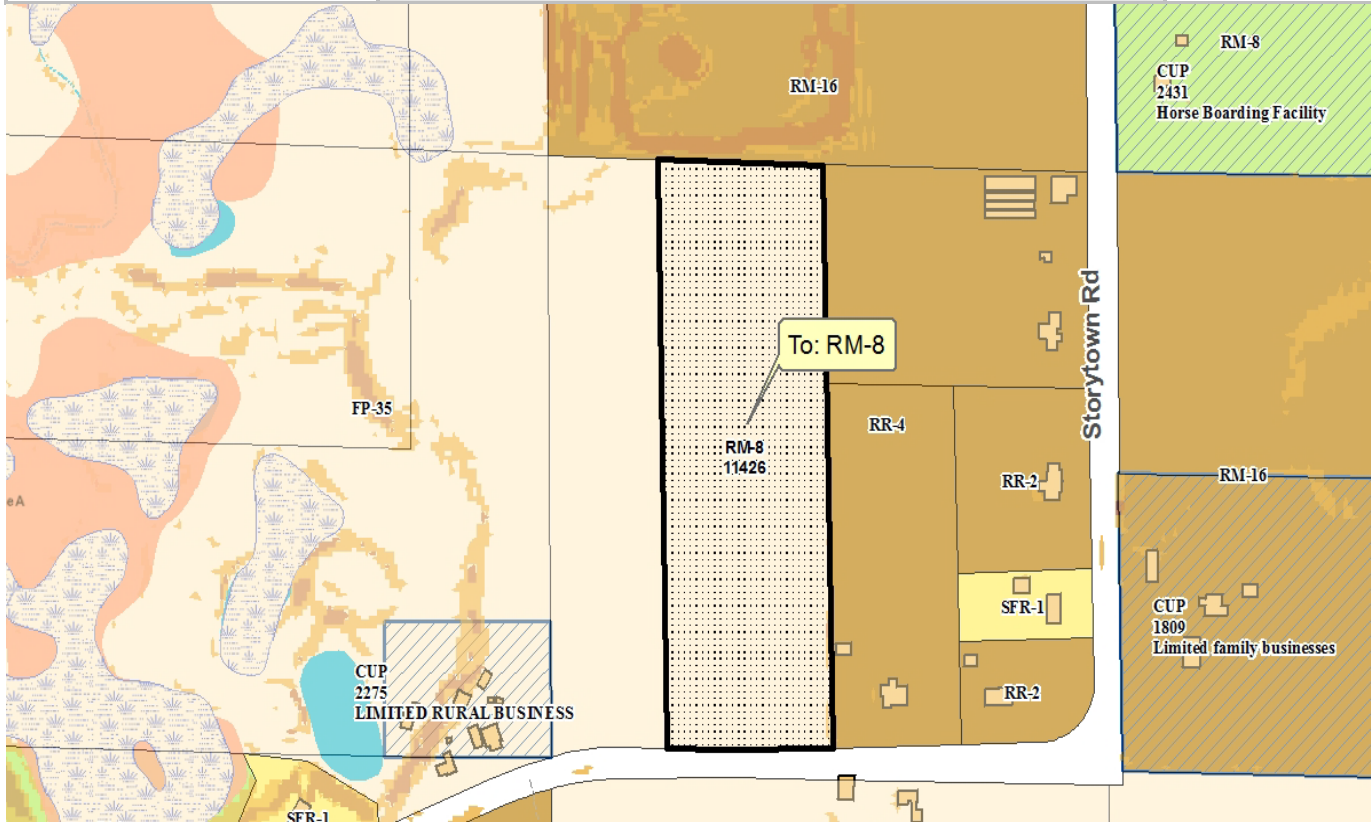


<p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p><b>Questions? Contact:</b> <b>Brian Standing – 267-4115</b></p>	<p><i>Public Hearing:</i> <b>June 25, 2019</b></p>	<p><b>Petition 11426</b></p>	
	<p><i>Zoning Amendment Requested:</i> <b>FP-35 (General Farmland Preservation) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District</b></p>	<p><i>Town/Section:</i> <b>OREGON, Section 17</b></p>	
	<p><i>Size:</i> <b>11.86 Acres</b></p>	<p><i>Survey Required:</i> <b>Yes</b></p>	<p><i>Applicant:</i> <b>RICHARD A FIZZELL</b></p>
	<p><i>Reason for the request:</i> <b>Creating one residential lot</b></p>		<p><i>Address:</i> <b>EAST OF 895 STORYTOWN ROAD</b></p>



**DESCRIPTION:** Landowner seeks to rezone 11.86 acres from the FP-35 zoning district to the RM-8 zoning district to create a new lot for a single-family residence.

**OBSERVATIONS:** The proposed lot meets the dimensional requirements of the zoning district and the land division ordinance.

**TOWN PLAN:** The property is within a Farmland Preservation Area in the Town of Oregon / Dane County Comprehensive plan. Nonfarm residences are limited to a density of one unit per 35 acres owned as of 1995. If Petition 11426 is approved, this will exhaust the development potential for this property.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on the property.

**STAFF:** Recommend approval with a deed restriction on the remaining property to prohibit further residential development. The net acreage of the remaining property shall be above 35 acres.

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