
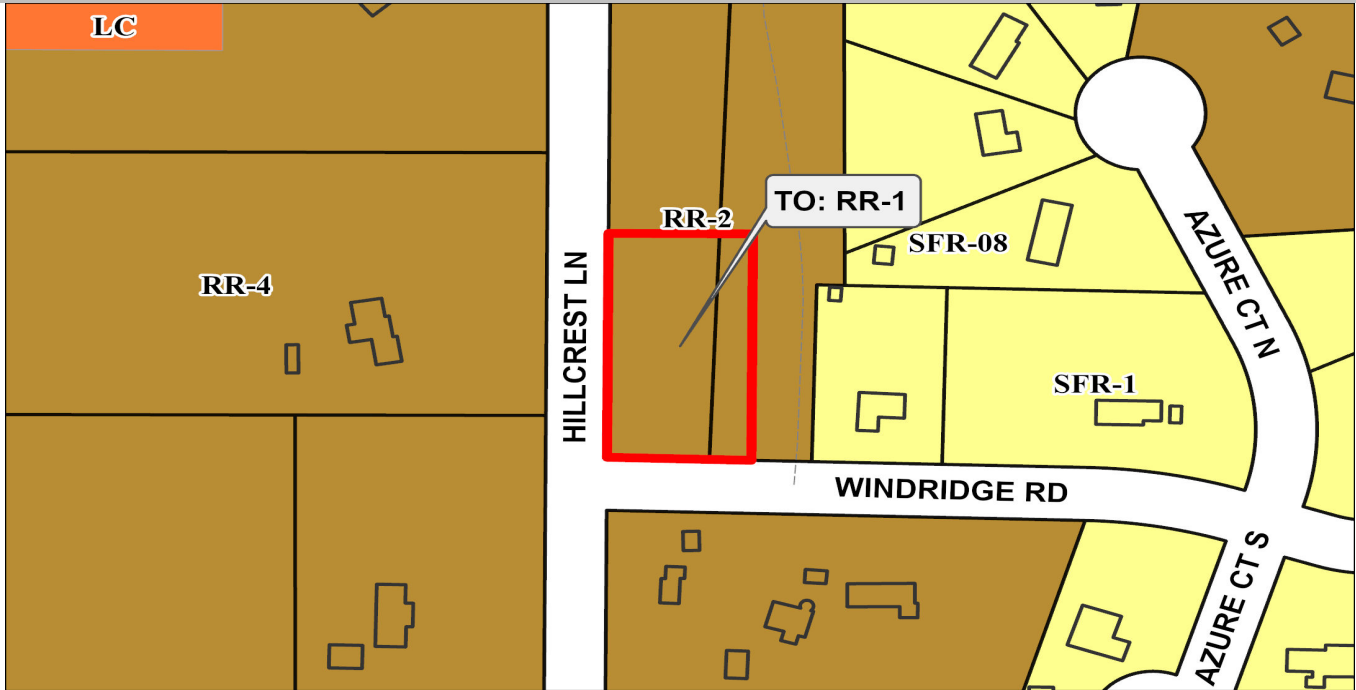


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 28, 2024	Petition 12027	
	<u>Zoning Amendment Requested:</u> RR-2 Rural Residential District TO RR-1 Rural Residential District		
	<u>Size:</u> 1 Acres	<u>Survey Required:</u> Yes	<u>Town/Section:</u> OREGON, Section 16
	<u>Reason for the request:</u> Reconfigure the boundaries of two lots owned by applicant		<u>Applicant</u> LAURA FRISQUE AND NICHOLAS WILMOT <u>Address:</u> 5596 AND 5600 WINDRIDGE RD



DESCRIPTION: Laura Wilmot proposes to reconfigure the lot boundaries of the two lots she owns. The reconfigured lots would be 2.95 acres and 1.00 acres in size, with one lot remaining with RR-2 zoning and the second lot being rezoned to RR-1 based on lot size.

OBSERVATIONS: The proposed lot configurations conform to the RR-1 and RR-2 zoning district requirements. The property is subject to the Village of Oregon’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is within a Traditional Subdivision Area under the Town of Oregon/Dane County Comprehensive Plan. New lots generally must meet a 2-acre minimum lot size, but exceptions are made under the following circumstances:

“Where there are two, three, or four existing lots, all created prior to December, 1994, and are all zoned for residential development, lot lines may be reconfigured in such a way that one or more revised lot(s) may be between 1 acre and 2 acres in area. Under no circumstances shall the total number of homesites be increased beyond what is permitted under the current configuration.”

The new development proposed under Petition 12027 appears to be consistent with the above language. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On April 9, 2024 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone subject to the applicant recording the certified survey map for the new lot boundaries. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com