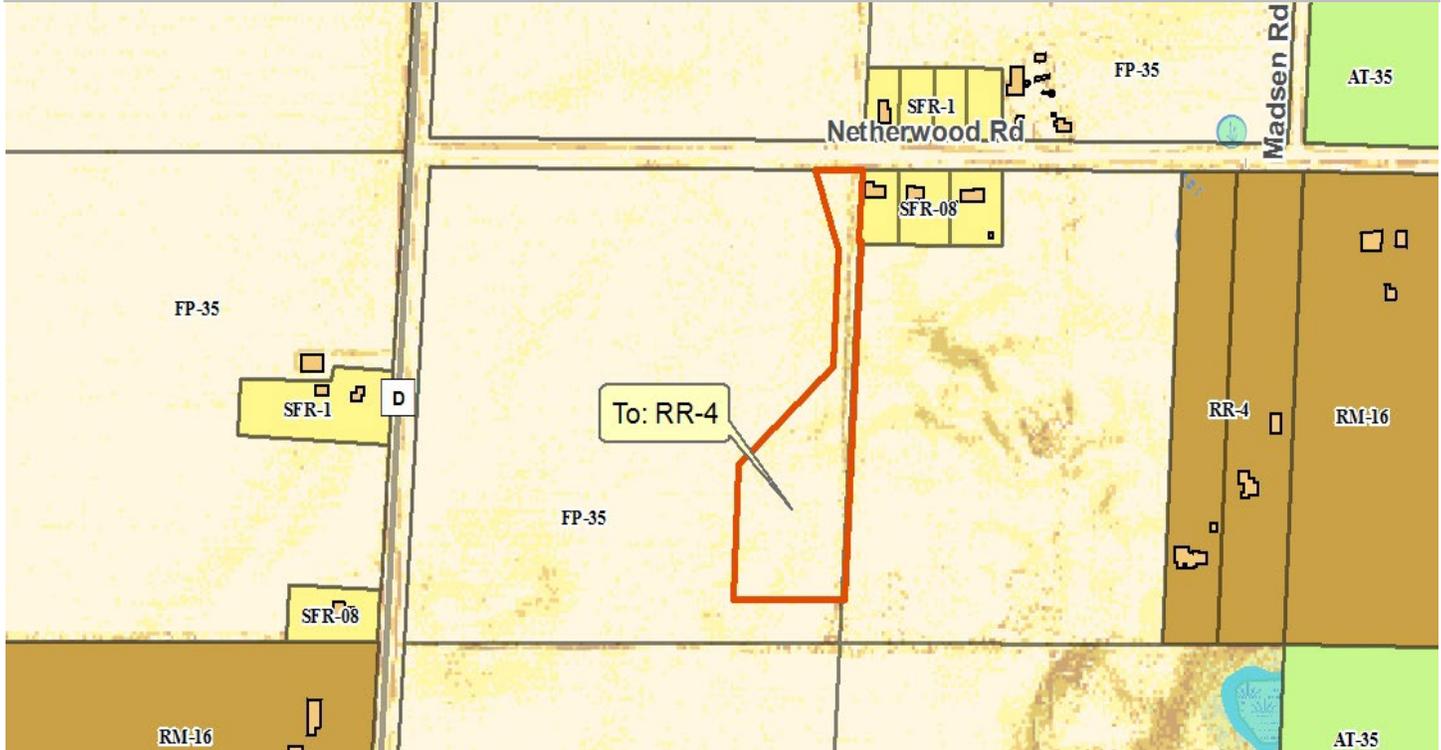


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> January 25, 2022</p>	<p>Petition 11784</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District</p>	<p><i>Town/Section:</i> OREGON, Section 4</p>	
	<p><i>Size:</i> 5.01 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant:</i> REBECCA J MESDJIAN</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>		<p><i>Address:</i> WEST OF 5607 NETHERWOOD ROAD</p>



DESCRIPTION: Landowner wishes to rezone 5.01 acres from the FP-35 zoning district to the RR-4 zoning district to create a single-family residential lot.

OBSERVATIONS: The proposed lot conforms to dimensional and road frontage requirements of the county zoning and land division ordinances.

TOWN PLAN: The property is within a Rural Preservation Area under the Town of Oregon / Dane County Comprehensive Plan. Residential development is limited to one unit per 35 acres owned as of 1995. If Petition 11784 is approved, there will be one potential homesite remaining.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the proposed building site.

STAFF: Recommend approval with no conditions.

TOWN: No town action report received as of January 6, 2022.

Questions? Contact Brian Standing at standing@countyofdane.com