

Staff Report



Zoning and Land Regulation Committee

Public Hearing: **September 20, 2022**

Petition 11885

Zoning Amendment Requested:

**FP-35 Farmland Preservation TO RR-2 Rural Residential District;
RR-2 Rural Residential, FP-1 Farmland Preservation and RR-4 Rural Residential District TO FP-35 Farmland Preservation District**

Town/Section:

OREGON, Section 15

Size: **4.3, 2, 27.8, 7.8 Acres**

Survey Required.

Applicant

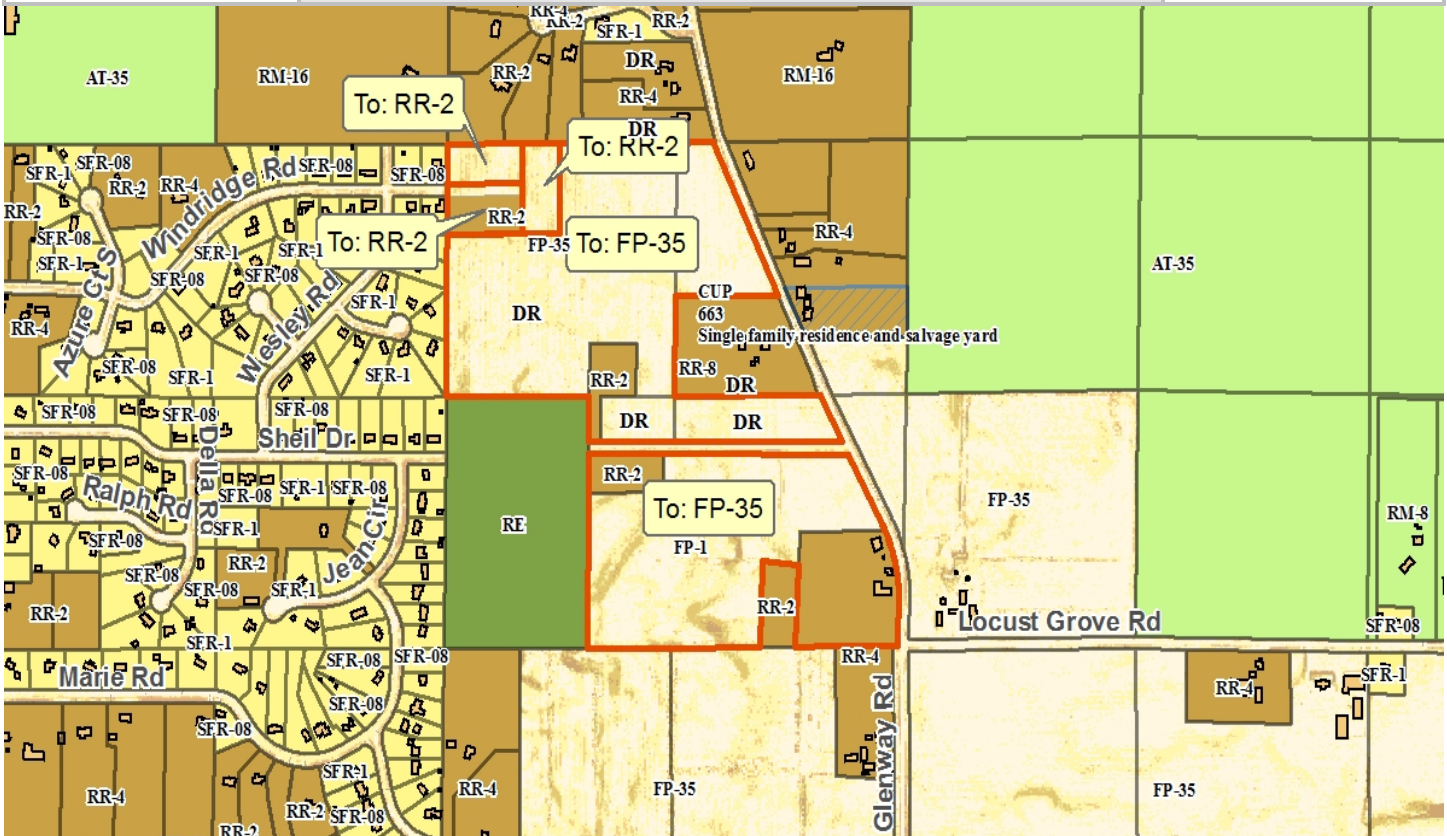
JENSEN FAMILY FARM LLC (JERRY JENSEN)

Reason for the request:

Rezone to reconfigure lot lines and relocate residential lots

Address:

NORTH AND SOUTH OF TOWN PARK ROAD



DESCRIPTION: Applicant Gerald Jensen wishes to reconfigure the residential lots on the farm property for more efficient use of farmland and high-quality ag soils. The original farm’s 3 development rights have been used but no homes were constructed. This petition would relocate the 3 existing homesites and recombine the farmstead with the cropland.

OBSERVATIONS: The entire property is currently in agricultural use. Three home sites, including two CSM lots and one spot zone, were created in 2010. CSM 13122 done at that time also separated the farmstead from the rest of the tract. The proposal would locate 3 homesites in the northwest corner, on a knoll with less suitable soils for farming, using an extension of the Windridge Road cul-de-sac. Staff is working with the applicant on a revised proposal, based on concerns about the proposed lot layout and future road connections. The property is also subject to the Village of Oregon’s extraterritorial jurisdiction.

TOWN PLAN: Property is within a Rural Preservation Area I in the *Town of Oregon / Dane County Comprehensive Plan* and a Farmland Preservation Area in the *Dane County Farmland Preservation Plan*. Residential development is capped at one unit per 35 acres owned as of 1995. If Petition 11885 is approved, there will be no further development potential under the town/county plan. The balance of the property should be deed restricted against further nonfarm development.

RESOURCE PROTECTION: There are no sensitive environmental features on site. A few small areas in the southern parcel are mapped as resource protection corridor which reflects steeper slopes. Soils are predominantly Class 3 in the western parts of the tract, and Class 2 in the eastern portions and along the north side of Town Park Road.

STAFF: Staff recommends postponement of the rezone petition at this time, until a revised proposal can be presented to the Committee. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com

TOWN: No town action at this time.