
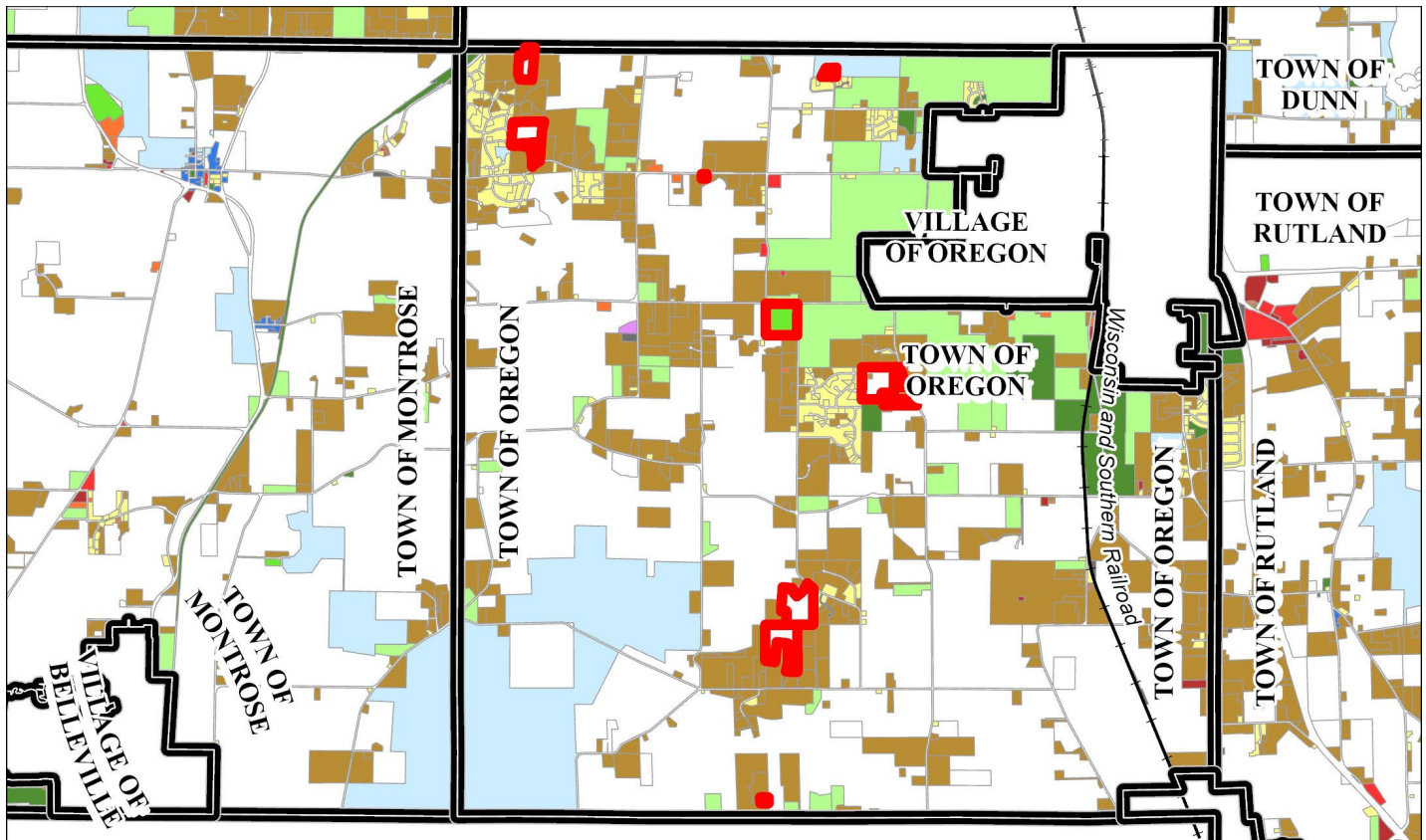


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> August 27, 2024</p>	<p>Petition 12081</p>	
	<p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District and RE Recreational District; FP-1 Farmland Preservation District TO RE Recreational, RM-16 Rural Mixed-Use, and NR-C Conservation Districts; FP-B Farmland Preservation Business District to AT-B Agriculture Transition Business District</p>	<p><u>Town, Section:</u> OREGON, Section 4</p>	
	<p><u>Size:</u> 206.4,5.12,41.75 Acres</p>	<p><u>Survey Required:</u> No</p>	<p><u>Applicant:</u> TOWN OF OREGON</p>
	<p><u>Reason for the request:</u> Town-initiated blanket rezone of various properties for consistency with updated Farmland Preservation Plan and s.91.38, Wis Stats</p>		<p><u>Address:</u> MULTIPLE (SEE ATTACHED LIST)</p>



DESCRIPTION: As part of the decennial state recertification of Dane County’s farmland preservation zoning ordinance, the county and participating towns need to make sure county zoning maps comply with s. 91.38, Wis. Stats. This section of statute prohibits farmland preservation zoning in places not also mapped for farmland preservation in the county *Farmland Preservation Plan*. Petition 12081 cleans up several inconsistencies in the Town of Oregon zoning map.

OBSERVATIONS: Petition 12081 would rezone:

- Five parcels (167 acres) from FP-35 to AT-35. These are larger parcels in agricultural use.
- Two parcels (39 acres) from FP-1 to RM-16. These are portions of properties remaining after all rural density units have been used. In both cases, there is an existing deed restriction prohibiting development which will carry over to the new zoning. All other uses are similar between FP-1 and RM-16.
- One parcel (1.8 acres) from FP-1 to NR-C. The portion of this parcel currently in FP-1 is entirely in wetland.
- One parcel (4.29 acres) from FP-35 to RE. This would accommodate an existing privately-owned but publicly accessible playground.
- One parcel (0.82 acres) from FP-1 to RE. This would accommodate the existing Lake Harriet Cemetery.
- One parcel (38.8 acres) from FP-B to AT-B. This would accommodate an existing nursery operation. All standards, permitted and conditional uses of the AT-B district are identical to those in FP-B.

COMPREHENSIVE PLAN: All of the parcels proposed for rezone are in either the Agricultural Transition or Rural Mixed Development areas under the adopted *Town of Oregon / Dane County Comprehensive Plan*, neither of which is certified as a Farmland Preservation area. The adopted plan specifically lists the AT-35, RM-16, RE, NR-C and AT-B zoning districts as consistent with the respective goals, objectives and policies of each respective planning area.

For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing.brian@danecounty.gov.

RESOURCE PROTECTION: Some of the parcels have wetlands or intermittent streams on them. However, no change of use or new development will be created with any of these rezones, and no impacts to these resources are anticipated.

TOWN ACTION: The Town Board recommended approval of the petition with a request that Rita Kluevers property be removed from the request.

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.