

Staff Report

Zoning & Land
Regulation
Committee

Public Hearing: **December 16, 2025**

Zoning Amendment Requested:

**FP-35 Farmland Preservation and FP-1 Farmland Preservation District
TO RM-16 Rural Mixed-Use District and RR-8 Rural Residential District**

Size: **33.5,6.6,8.8,1.4 Acres**

Survey Required: **Yes**

Reason for the request:

creating two residential lots - one for an existing residence and one for a new home

Petition 12228

Town, Section:

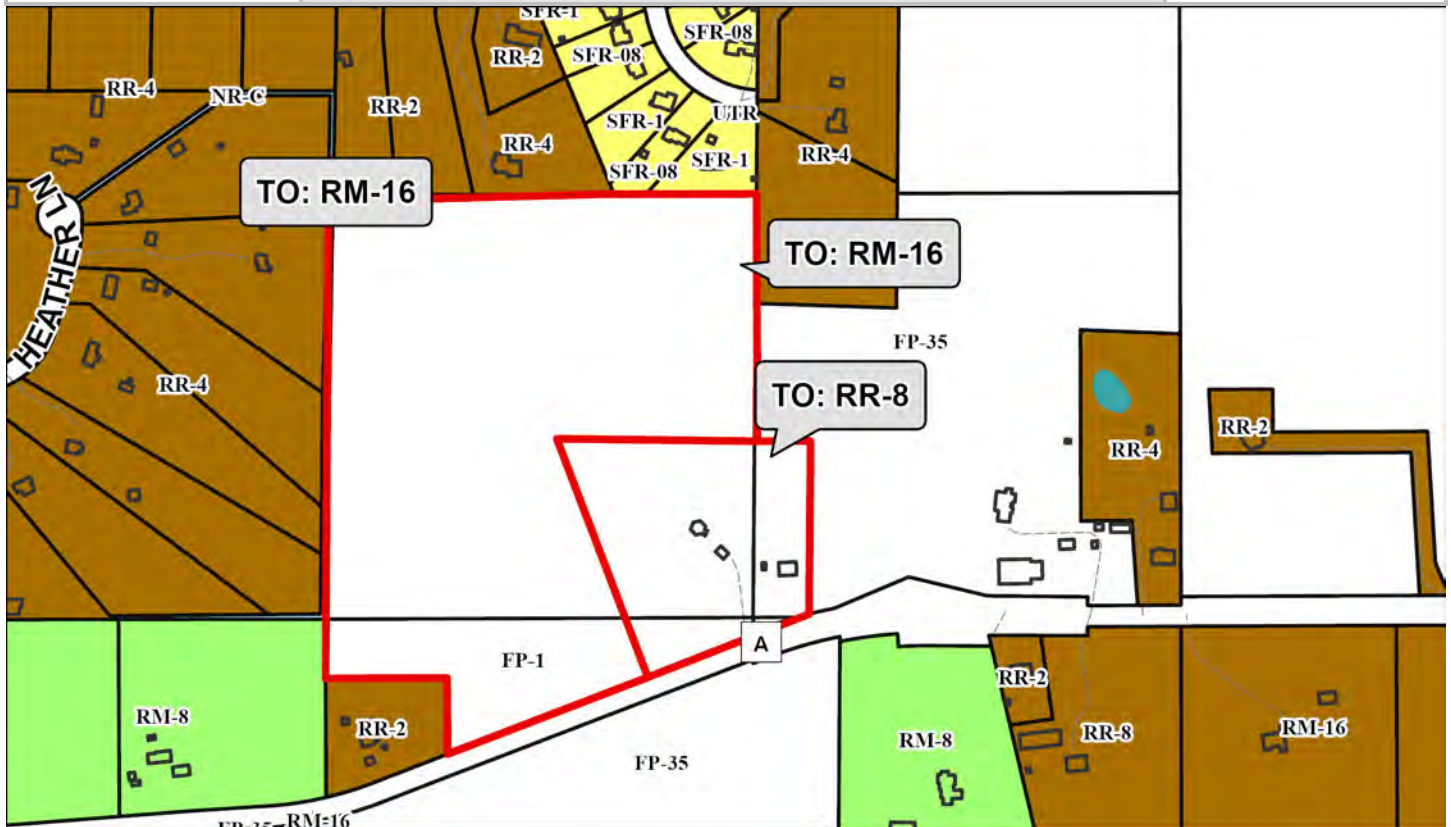
OREGON, Section 22

Applicant:

LESLIE I OROSZ

Address:

5480 COUNTY HWY A



DESCRIPTION: Les Orosz wants to divide his property, to separate the existing home (proposed lot 2) from the FP-35 parcel and building a new big one on the remainder (proposed Lot 1). Existing home is dilapidated. There are no plans for the second lot, and Mr. Orosz has no desire to sell this. Based on the Density study, there are two available density units (splits) at this location.

OBSERVATIONS: Proposed lots meet county ordinance requirements including lot size and public road frontage. Property abuts existing residential subdivisions.

The property is subject to the Village of Oregon's extraterritorial jurisdiction (ETJ) for review of the land division.

HIGHWAY ACCESS: An access permit exists for Lot 1; however, an updated access permit is also needed for Lot 2. At the time of writing, the applicants have applied for and received both access permits. For any questions on this please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: This application is consistent with the Farmland Preservation density policies, and the general goals, objectives, and policies of the Comprehensive Plan. Property owner has adequate density units (see density study) and all density units will be exhausted north of Hwy A. Deed restrict all of Orosz properties from further division. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

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

TOWN ACTION: The Town Board recommends approval subject to a deed restriction for no further development on both lots.

STAFF RECOMMENDATION: Staff recommends approval subject to the applicant recording the CSM for the reconfigured lots and the following conditions:

1. A deed restriction shall be recorded on both CSM lots to prohibit further development, as the housing density rights have been exhausted per the Town land use plan.

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