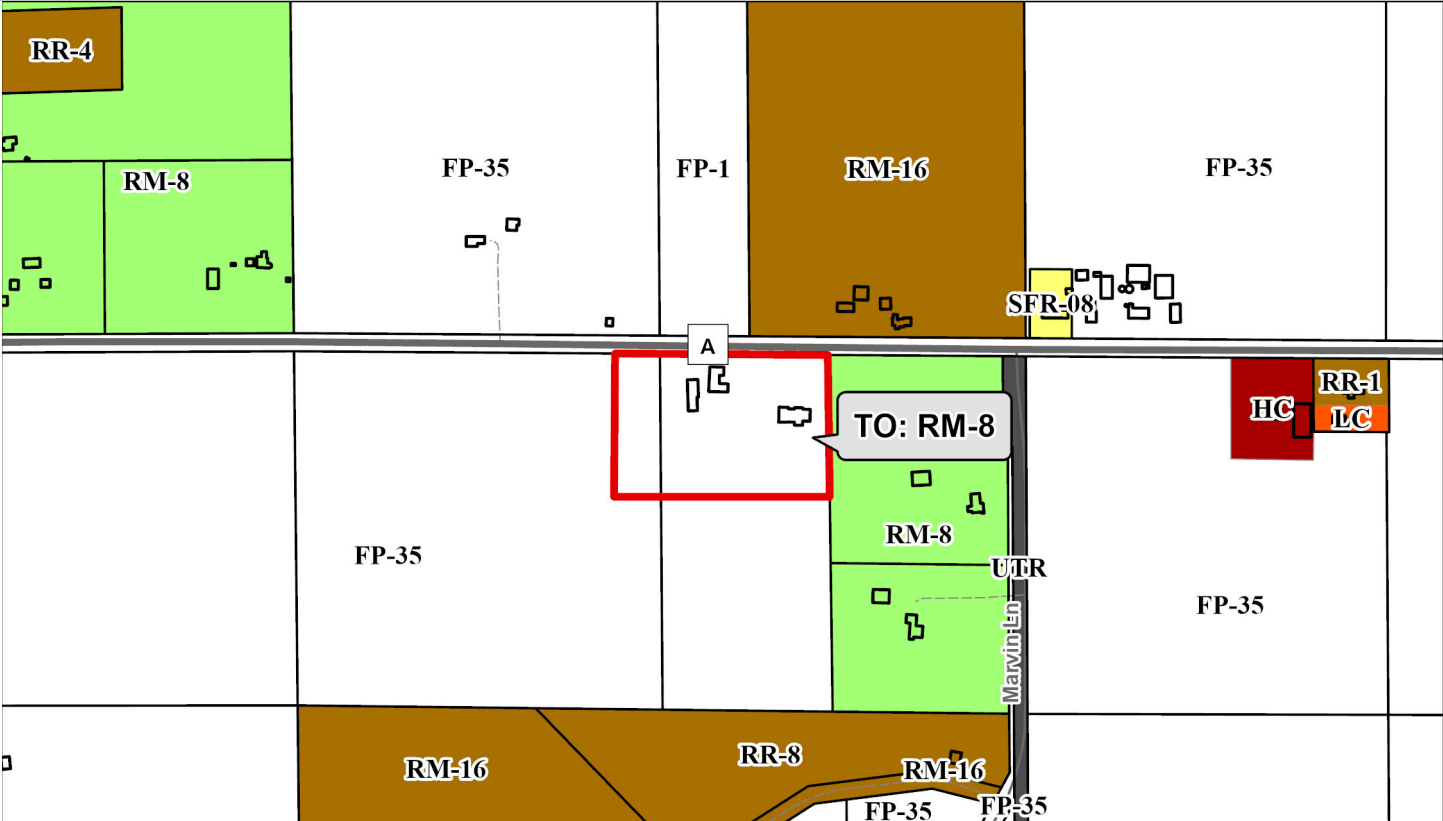


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 25, 2026		Petition 12317
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District		<u>Town, Section:</u> OREGON, Section 23
	<u>Size:</u> 9.26 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> ABERT J EVERSON
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 5193 COUNTY HIGHWAY A



DESCRIPTION: Applicant proposes to separate the existing historic farm house and accessory buildings from the agricultural land, on a 9.3-acre lot with RM-8 zoning.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements including lot size, public road frontage, building setbacks, and lot coverage by buildings. If approved, this would enable the owner to build an accessory storage shed to the specifications outlined in RM-8 zoning district, and he also intends to apply for a conditional use permit to operate a limited family business (Bert's Septic & Excavating) from the shed.

The property has an existing driveway onto Highway A, but the owner intends to modify the driveway to establish separate driveways for the residence and the accessory shed building. He is already working with Dane County Highway staff and has received favorable feedback on the proposed locations. The driveway reconfiguration, in combination with the new building, may trigger stormwater management requirements. Development that results in 20,000 square feet or more of impervious surface requires a stormwater management permit, a process that requires engineering plans and can take months to complete. For questions regarding stormwater permit requirements, applicant is advised to contact: Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

The property is within the Village of Oregon's extraterritorial jurisdiction (ETJ) so the certified survey map requires village review of the land division.

HIGHWAY ACCESS: Access to CTH A is Dane County Highway Department's jurisdiction. Staff comments that CTH A is not a controlled access highway. Access Permit # 11136, in process, for Agricultural Access to Lot 1. This will serve Lot 1 and

all surrounding agricultural lands. No new additional access will be permitted on CTH A due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of an access requires a permit from the Highway Department. No significant increase in traffic is expected due to rezone. NOTE: Preliminary CSM comments not fully included in this review. Comments will include showing “no access” areas and showing the correct access and driveway locations.

For questions on access, contact: Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: This petition is in the town’s farmland preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to non-farm residential development separation from the historic farm. No new residential or commercial development is proposed other than the accessory building. This proposal is compatible with nearby RM-8 and RM-16 properties amidst farmed land. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

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

TOWN ACTION: Town recommends approval with no conditions.

STAFF RECOMMENDATION: Staff recommends approval subject to the following conditions:

1. The applicant shall submit the CSM for review and approval, and record it with the Register of Deeds.

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