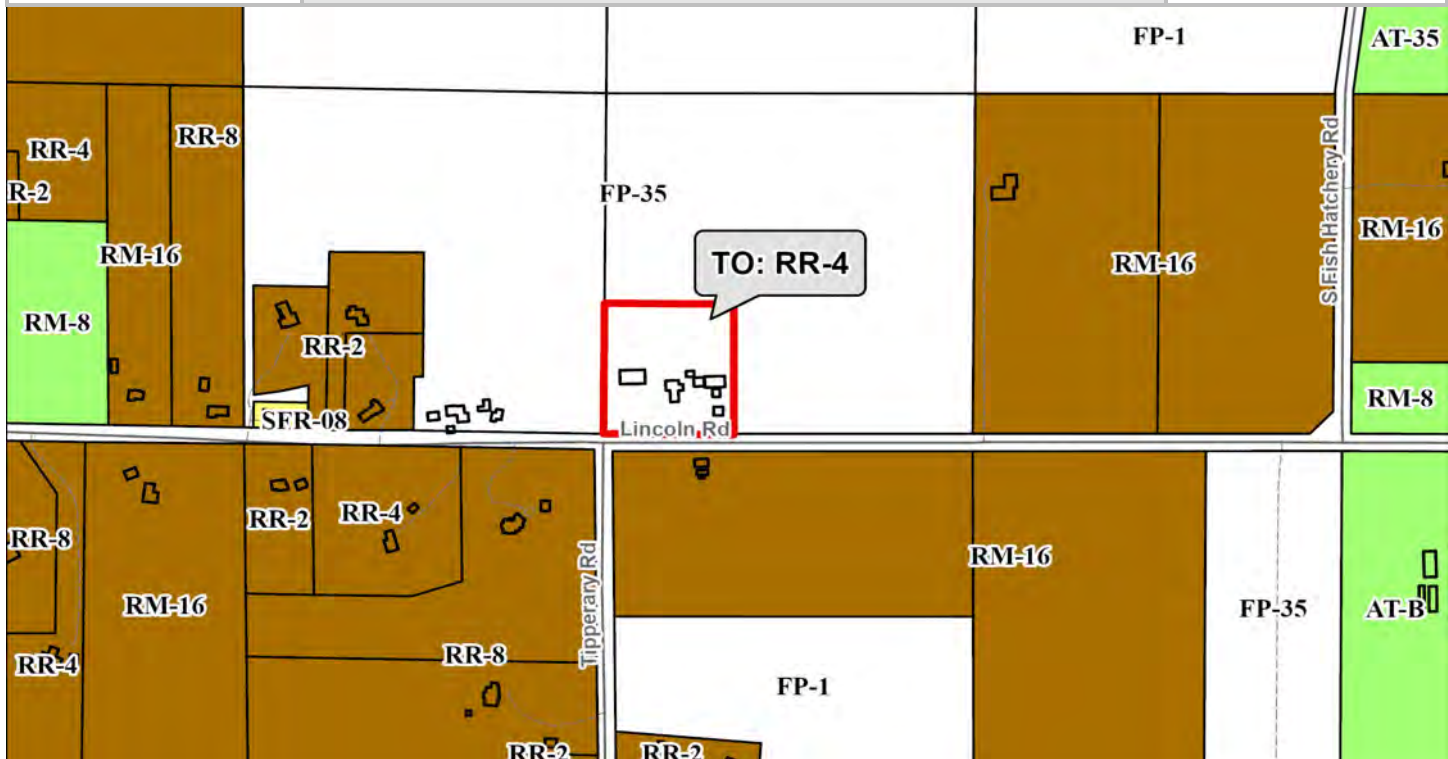


Staff Report  Zoning & Land Regulation Committee	Public Hearing: July 28, 2026		Petition 12301
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town, Section:</u> OREGON, Section 9
	<u>Size:</u> 5.01 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> CHEN-KANG & JULIE CHANG TR
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 5794 LINCOLN RD



DESCRIPTION: The applicant would like to separate the existing and original farm house and accessory buildings from the FP-35 farmstead on a lot approximately five acres in size with RR-4 zoning.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. No new development is proposed as part of the land division. The certified survey map is within the Village of Oregon’s extraterritorial jurisdiction for the land division review. Rural Residential zoning allows for keeping of livestock up to one “animal unit” per acre.

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 residential development. No new development is proposed. Separating the original homesite does not count against the available density units. The historic farmstead had two density units; one was used to create an RM parcel and one remains. See the associated density study. 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 resources exist within 300 feet of the subject property.

TOWN ACTION: Pending.

STAFF RECOMMENDATION: Staff recommends postponement if needed to allow more time for Town action on the petition. Pending town action, Staff would recommend 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.