

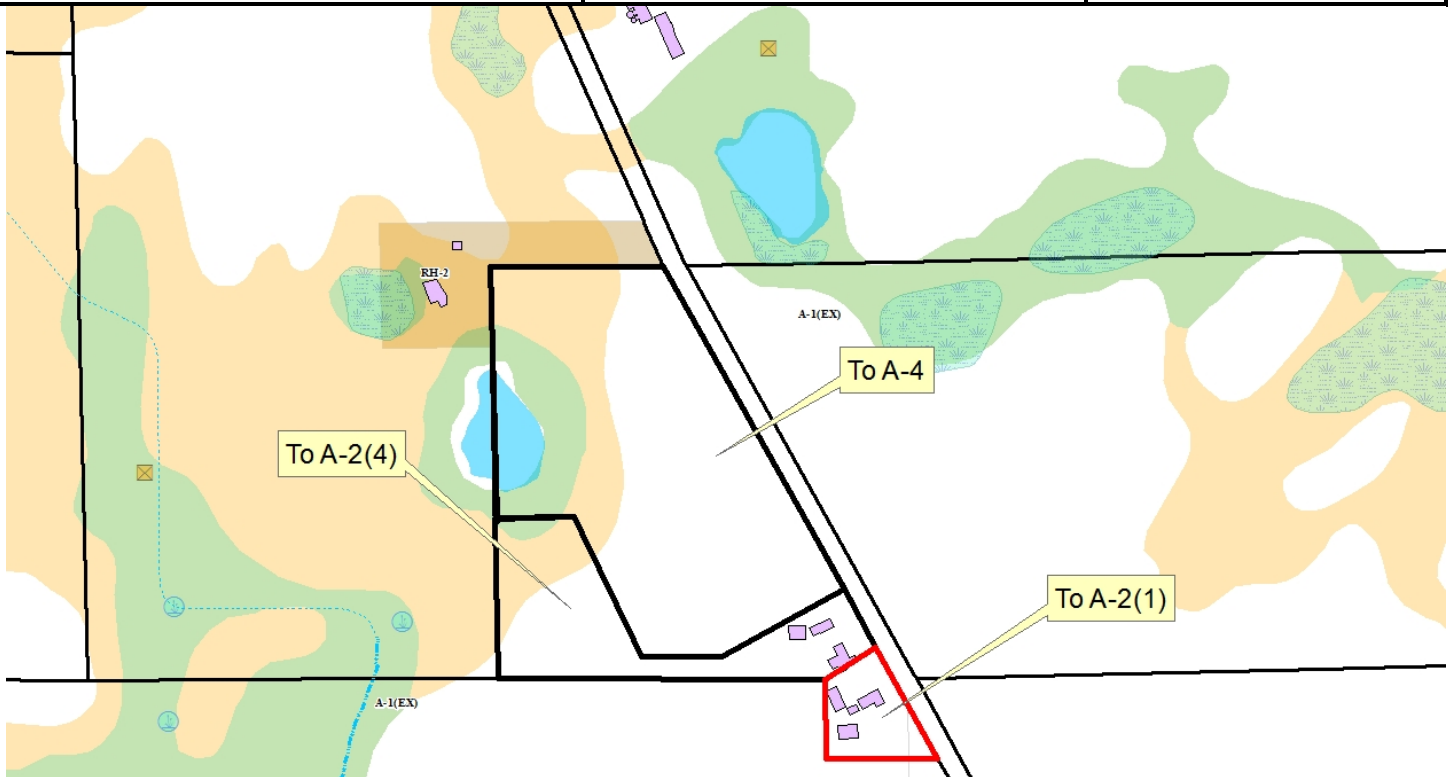


Staff Report

Public Hearing: April 25, 2017	Petition: Rezone 11099
Zoning Amendment: A-1Ex Exclusive Agriculture District to A-2(4) Agriculture District and A-4 Agriculture District	Town/sect: Oregon Section 35
Acres: 6.72, 20.88 Survey Req. Yes	Applicant Doyle Farms Inc
Reason: Separate farm buildings from farm	Location: North of 181 Union Rd

Zoning and Land Regulation Committee

NOTE: Petition revised to include an adjacent non-conforming residential lot with existing residence.



DESCRIPTION: Landowner proposes creating a 6.72-acre residential lot which will include the farm operation buildings. The balance of the property on the west side of Union Road, 20.8 acres, would be rezoned to the A-4 district to continue in agricultural use.

OBSERVATIONS: The existing residence and farm operation is located on the west side of Union Road. The majority of the agricultural fields are located east of Union road. There is a 3-acre wetland area on the west side of the property. The new residential lot falls outside the wetland setback area. The entire area consists of Class II soils. The existing residence is located on a non-conforming sub-standard lot and should be brought into conformance with current zoning regulations.

TOWN PLAN: The property is within the Farmland Preservation Area of the *Town of Oregon / Dane County Comprehensive Plan*. Density restrictions apply. Four housing density rights are available for the original 128-acre farm. Separation of the existing farm residence from the farmland does not count as a housing density right.

RESOURCE PROTECTION: A wetland of approximately 3-acres in size lies partially on the proposed A-4 lot. The residential lot is outside the wetland setback limits.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with Town Plan policies. NOTE: The petition has been revised to include the 1.8-acre residential lot. Staff suggests amending the petition to rezone the existing residential lot to A-2(1) to bring the property into compliance with current zoning regulations.

TOWN: On 3/7/2017, the town board recommended approval of the petition with no conditions.