

Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 28, 2021	Petition 11778	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		
	<i>Size:</i> 2 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> ALBION, Section 32
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Applicant:</i> TIMOTHY AND CHERYL KRAUSSE
		<i>Address:</i> 117 COUNTY HWY N	



DESCRIPTION: Applicants propose to separate the existing residence and farm buildings from the surrounding farmland by creating a new, 2 acre RR-2 (Rural Residential) zoned parcel.

OBSERVATIONS: Current land uses of the subject property and surrounding area are rural residential and agriculture / open space. No sensitive environmental features observed on the proposed 2 acre lot.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection associated with wetlands and 75’ wetland buffer is located on the larger farm parcel to the west of the proposed 2 acre parcel. No new development proposed.

STAFF: The proposal is consistent with town plan policies. Note that the town does not count separation of farm residences built prior to June 29, 1979 toward the density limitation. As indicated on the attached density study report, the ~39 acre farm parcel will remain eligible for 1 density unit or “split”. Staff recommends approval of the petition with no conditions. Any questions about this staff report, please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved.