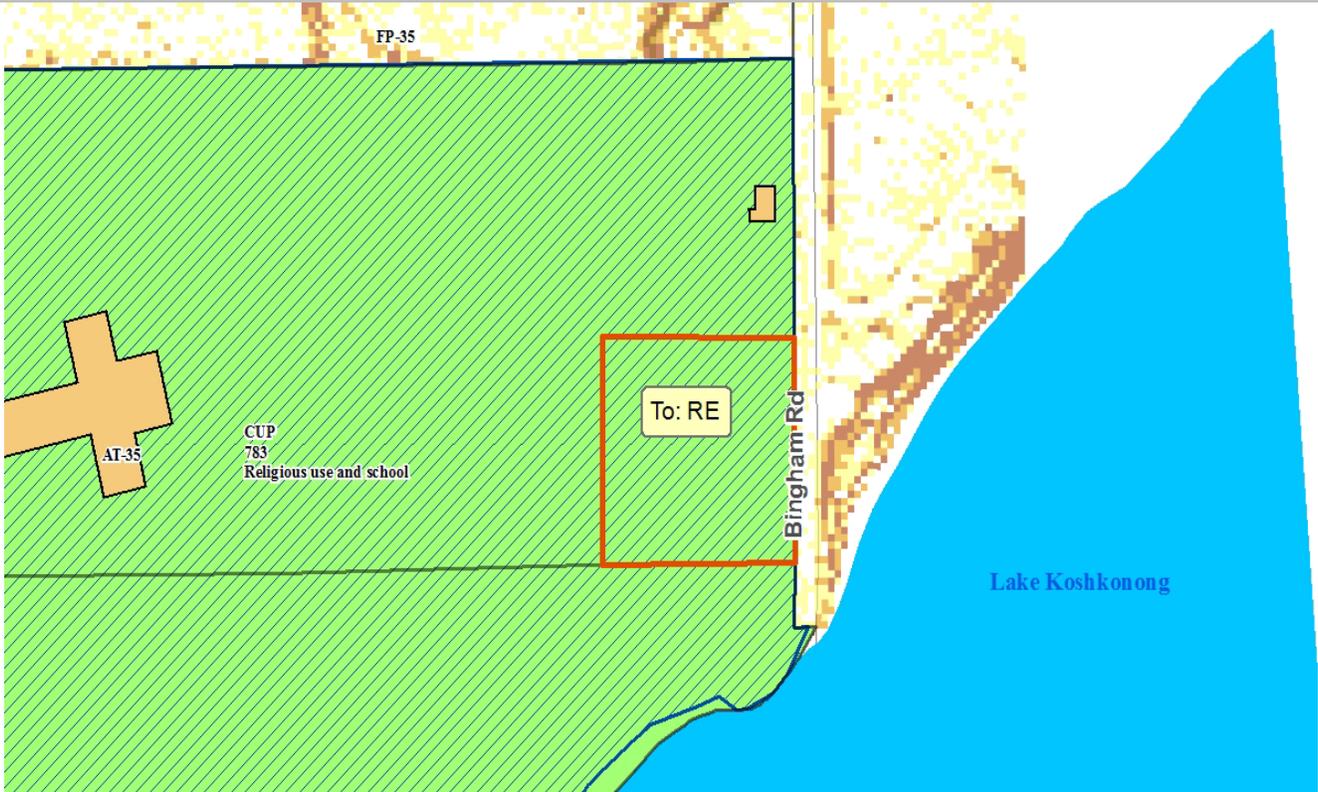


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 26, 2021	Petition 11762	
	<i>Zoning Amendment Requested:</i> AT-35 Agriculture Transition District TO RE Recreational District		
	<i>Size:</i> 2 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> ALBION, Section 25
	<i>Reason for the request:</i> Creating a parking lot for boat trailer parking		<i>Applicant:</i> LEGION OF CHRIST INC
		<i>Address:</i> 493 BINGHAM ROAD	



DESCRIPTION: Town of Albion requests approval of RE (Recreational) zoning to allow creation of a new 2 acre parcel to be used for vehicle and boat trailer storage to serve a nearby public boat launch site at the end of Bingham Road. The town would acquire the property from the current owner (Oaklawn Academy).

OBSERVATIONS: Current uses of the property are open space and private boarding school (Oaklawn Academy). The property is located on the Dane/Jefferson county line. Lake Koshkonong is located east of the property across Bingham Road. An area of floodplain associated with Lake Koshkonong encroaches on the southwesterly portion of the property. No development proposed that would impact the floodplain area.

TOWN PLAN: The property is located in the town’s “residential and resort” planning area. The area of mapped floodplain is identified in the town plan as a resource protection area.

RESOURCE PROTECTION: There is a resource protection area on the property associated with the 1% annual flood hazard area of Lake Koshkonong.

STAFF: The proposal appears consistent with town plan policies. The parking area would enhance the existing boat launch providing public access to Lake Koshkonong. Staff recommends approval of the petition with no conditions. If you have any questions or comments please contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with no conditions.