
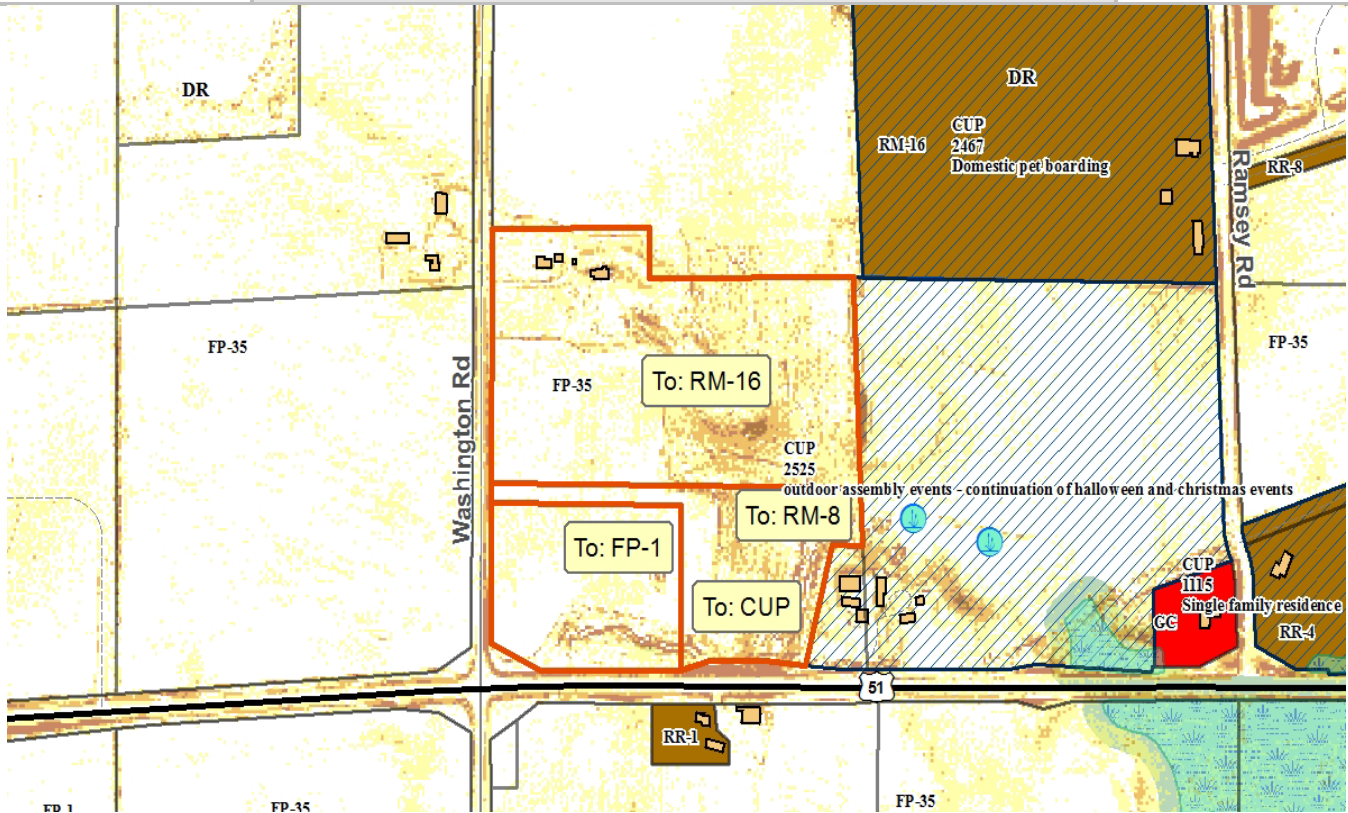


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>May 24, 2022</b>	<b>Petition 11833</b>	
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District</b>		<u>Town/Section:</u> <b>ALBION, Section 6</b>
	<u>Size:</u> <b>22.53,16.93 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>JOSHUA &amp; KERSTIN MABIE</b>
	<u>Reason for the request:</u> <b>Creating 3 residential lots, one lot is for an existing residence.</b>		<u>Address:</u> <b>1390 WASHINGTON ROAD</b>



**DESCRIPTION:** Applicants propose to create three parcels: a new 8.35 acre RM-8 zoned parcel which would be used to construct a new residence, a 22.5 acre RM-16 zoned parcel for the existing residence, and an 8.58 acre FP-1 parcel for the remaining farm acreage. The future residence on the proposed new RM-8 parcel would be used for Transient & Tourist Lodging under related Conditional Use Permit application #2564.

**OBSERVATIONS:** Current land uses of the property are rural residential, agriculture, and open space / woodland. Surrounding land uses are agriculture, open space, and rural residential. Heartland Farm Sanctuary is located on the ~40 acre parcel adjoining to the east. No sensitive environmental features observed. Access to the RM-8 and FP-1 parcels would be via Washington Road.

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

**RESOURCE PROTECTION:** No resource protection areas located on the property.

**STAFF:** The applicants own Pied Beauty Farm, which includes a developing 230 tree organic apple orchard, beekeeping, flowers, and Christmas trees. The applicants propose to construct a residence on the new RM-8 lot and are requesting approval of a Conditional Use Permit for Transient & Tourist Lodging under CUP 2564. The farm owners indicate that

income from the house rental would help the farm stay viable as the orchard matures over the next 7-10 years and planned cider production commences. See attached farm operation summary.

As indicated on the attached density study report, the property is eligible for one density unit or "split". The proposed lot creation and land division appears reasonably consistent with town plan policies. The town has approved the petition contingent on deed restrictions on the property prohibiting further division. Staff recommends approval of the rezoning petition with the following town condition:

1. Owners shall record a deed restriction on the RM-16, RM-8, and FP-1 lots prohibiting further land division as the housing density units have been exhausted.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved with the following condition (incorporated in staff recommendation, above): "Lots prohibiting further land division as the housing density units have been exhausted."