

**Staff Report**



**Zoning and  
Land Regulation  
Committee**

Public Hearing: **July 26, 2022**

**Petition 11856**

Zoning Amendment Requested:

**FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District**

Town/Section:

**ALBION, Section 8**

Size: **9.92,16.19 Acres**

Survey Required: **Yes**

Applicant

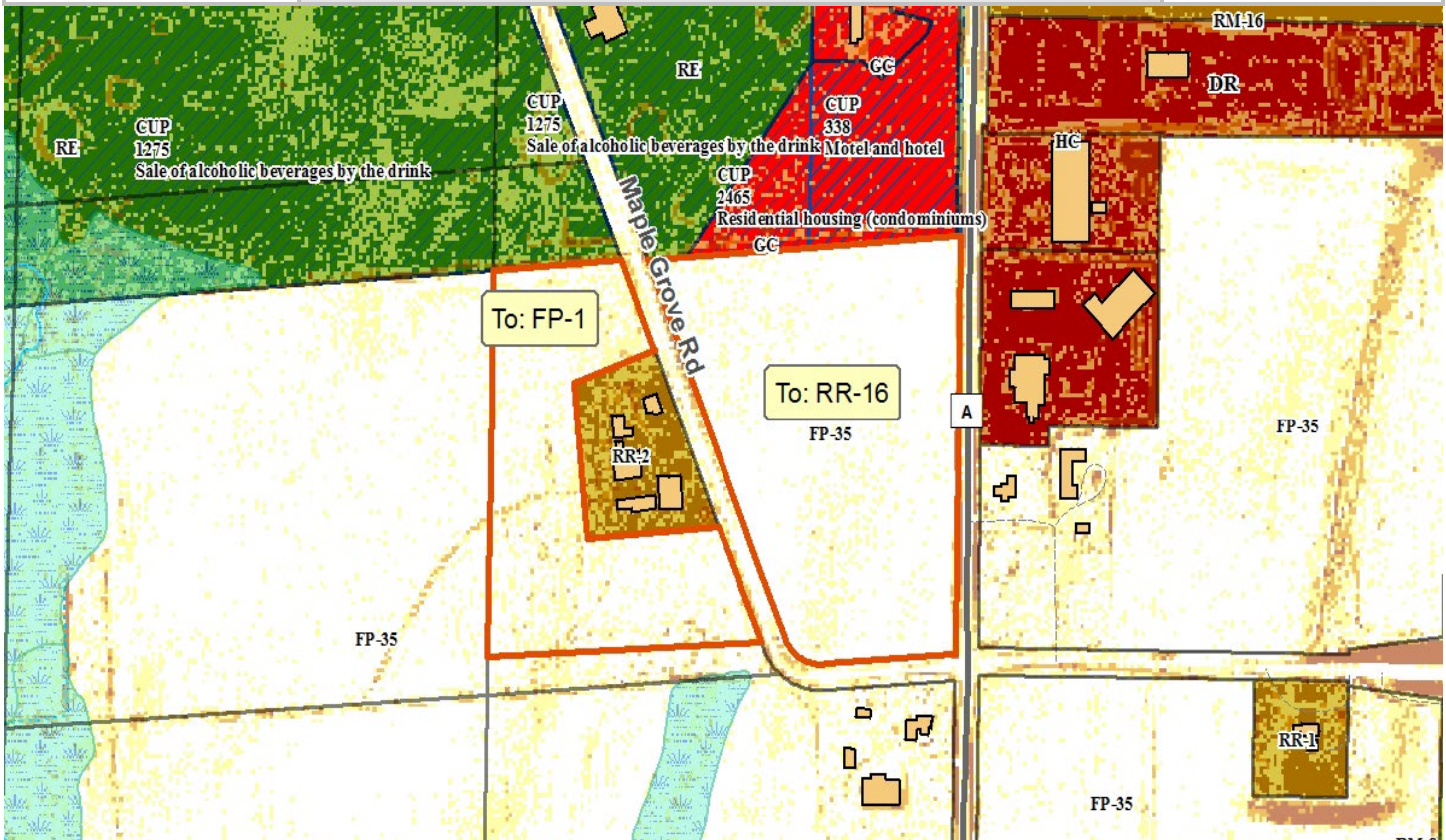
**JOHAN STOKSTAD**

Reason for the request:

**creating one residential lot and one agricultural lot**

Address:

**EAST AND WEST OF  
1111 MAPLE GROVE  
ROAD**



**DESCRIPTION:** Applicant proposes to create a new ~16 acre RR-16 parcel for future residential development and a ~9 acre FP-1 remnant parcel which would be sold along with the existing RR-2 residential lot at 1111 Maple Grove Road.

**OBSERVATIONS:** Existing land uses are agriculture / open space. Surrounding land uses are scattered rural residences and agriculture / open space. Coachman’s Inn and golf course is located to the north of the property. No sensitive environmental features observed.

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

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

**DANE COUNTY HIGHWAYS:** CTH A is not a controlled access highway. No new accesses will be permitted to CTH A. Estimate increase of traffic to be 10 trips per day due to rezone.

**STAFF:** As indicated on the attached density study report, the property remains eligible for two density units or “splits”. The proposed RR-16 acre parcel consists of cropland and class 3 soils. Town plan policies promote the preservation of productive farmland by encouraging smaller lot sizes and limiting the amount of land converted to nonagricultural uses.

Most proposals for new non-farm residential development in the town of Albion involve smaller lot sizes than is currently requested. That said, the 16 acre property is separated from the rest of the farm and adjoining properties by Maple Grove Rd and County Highway A, presenting a challenge to configure the property in a way that preserves the farmland. One option would be to require that a building envelope be identified on the parcel. Another option would be to require the creation of two parcels – a smaller buildable parcel of ~2-4 acres, and a larger FP-1 agricultural parcel. The latter option would be similar to the proposal for the lands west of Maple Grove Road where the owner intends to sell the proposed ~9 acre FP-1 parcel along with the existing 3.3 acre RR-2 parcel at 1111 Maple Grove Road.

Per Dane County Highway staff comments, access to the new RR-16 parcel would need to be via Maple Grove Road.

If the petition is approved, it appears one possible density unit will remain available.

The town of Albion has not yet taken action on the proposal. Staff recommends postponement at the public hearing. This report will be updated upon receipt of the town's action on the petition.

**STAFF UPDATE:** The petition was postponed at the July 26<sup>th</sup> ZLR Public Hearing due to no town action. The town has since approved the petition with a condition requiring recording of a deed restriction on the property limiting the proposed RR-16 lot to a single residence and no future / further land divisions.

Staff recommends approval of the petition with the following town condition:

1. Owner shall record a deed restriction on the RR-16 parcel limiting development to one single family residence and prohibiting further division (proposed lot 2 of the CSM).

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 a condition requiring recording of a deed restriction on the RR-16 lot.

