
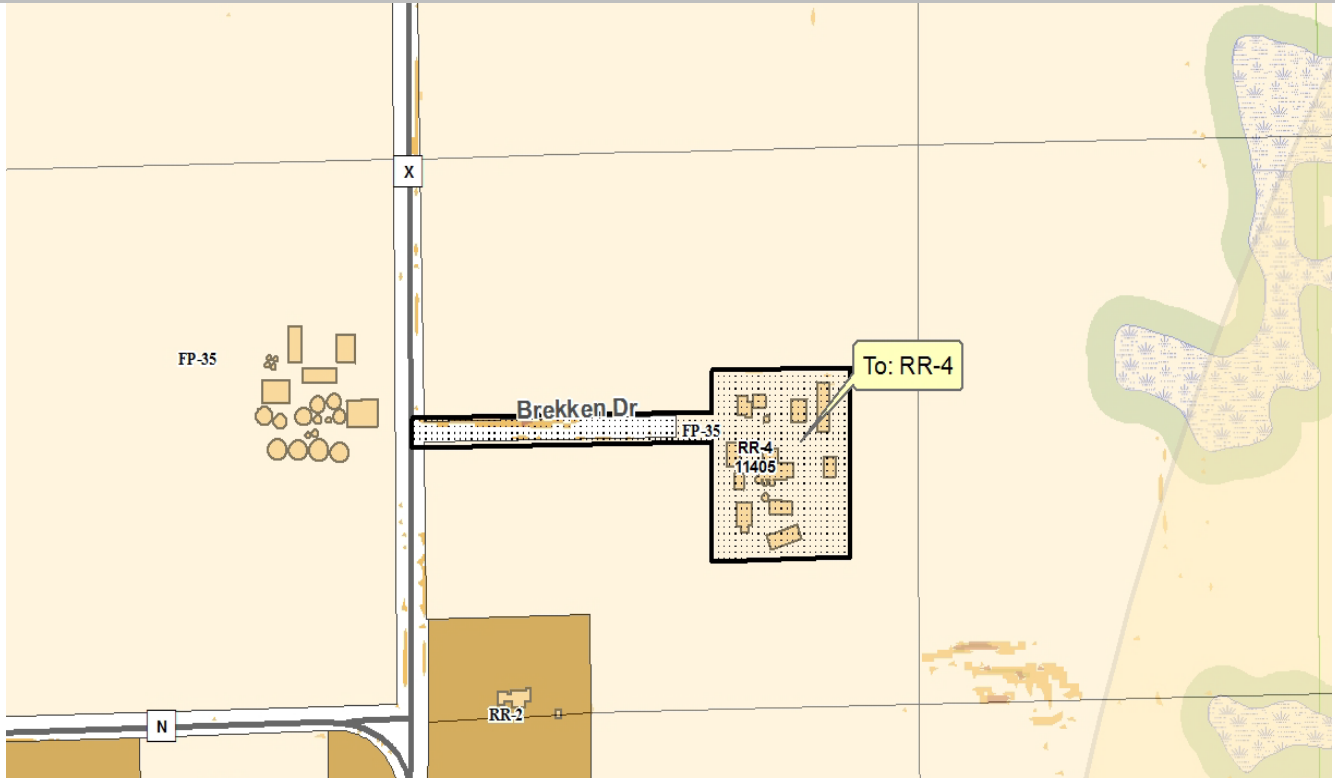


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 30, 2019</b>	<b>Petition 11405</b>	
	<i>Zoning Amendment Requested:</i> <b>FP-35 General Farmland Preservation District TO RR-4 Rural Residential District</b>		
	<i>Size:</i> <b>4.9 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Town/Section:</i> <b>ALBION, Section 29</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Applicant:</i> <b>BREKKENRIDGE FARM LLC</b>
		<i>Address:</i> <b>302 COUNTY HIGHWAY X</b>	



**DESCRIPTION:** Applicant proposes to separate the existing residence and farm buildings from the farmland. Proposal would also include vacating the town road (Brekken Dr) that provides access to the property.

**OBSERVATIONS:** Surrounding land uses include agriculture / open space, and scattered rural residences. No sensitive environmental features observed. No new development proposed.

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

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

**DANE COUNTY HIGHWAY:** CTH X is not a controlled access highway. No new accesses will be permitted due to rezone. No significant increase of traffic expected due to rezone.

**STAFF:** As indicated on the attached density study report, the property remains eligible for 2 possible splits. The town does not count separation of residences existing as of June 29, 1979 as a split toward the density limitation. If the petition is approved, 2 possible splits will remain available.

The RR-4 district has a 10% maximum lot coverage limitation, which would allow for approximately 21,344 square feet of building footprint on the proposed 4.9 acre parcel. In response to concerns raised by staff, the applicant has submitted a revised preliminary CSM documenting a total of 15,585 square feet of building footprint, which complies with the lot coverage limitation.

**TOWN:** The Town Board approved the petition with no conditions.