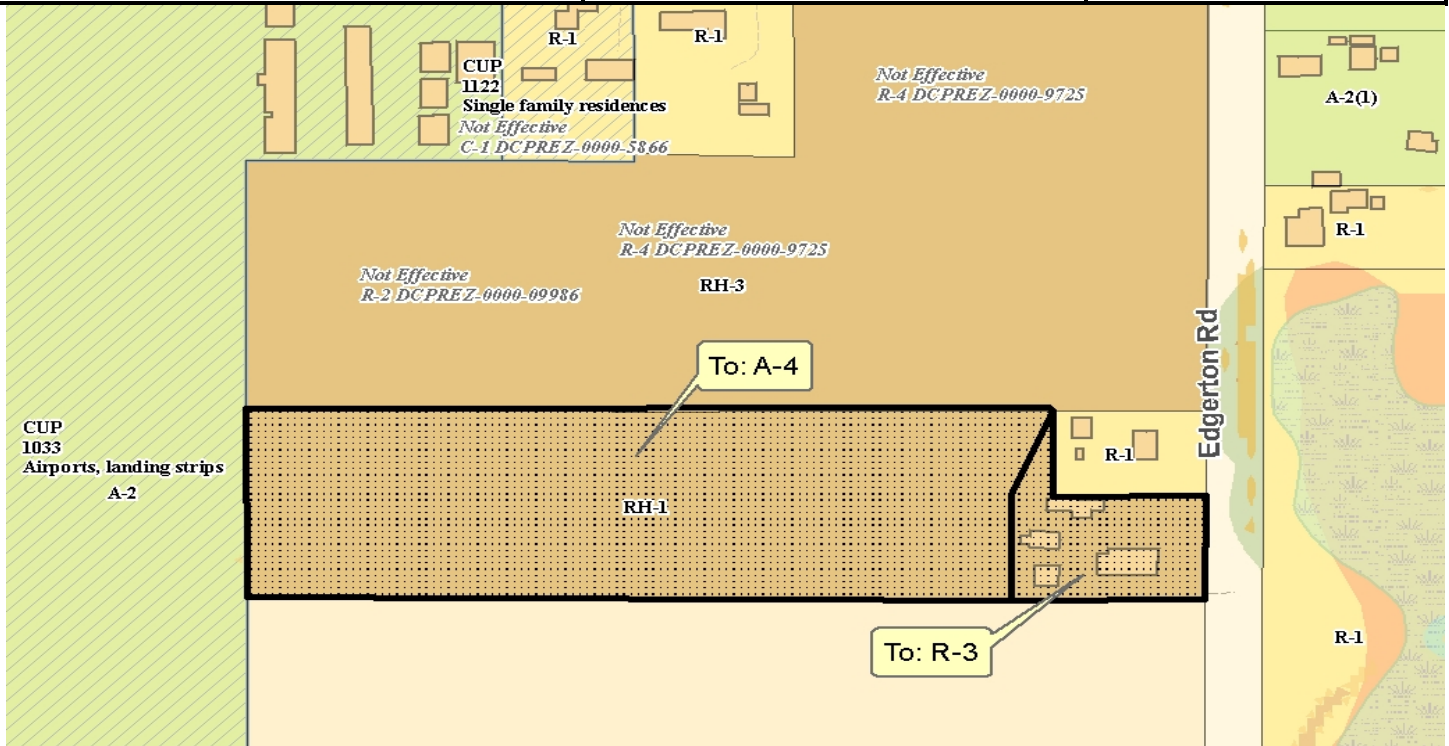




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> December 13, 2016	<i>Petition:</i> Rezone 11064
<i>Zoning Amendment:</i> RH-1 Rural Homes district to A-4 Small Lot Agriculture District, RH-1 Rural Homes District to R-3 Residential District	<i>Town/sect:</i> Albion Section 27
<i>Acres:</i> 5.17, .9 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Dane County Growers Partnership
<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 481 Edgerton Road



DESCRIPTION: Applicant proposes to separate the existing residence and farm buildings from the agricultural field making up the bulk of the existing ~6 acre lot. The balance of the remaining parcel would be surveyed as lot 2 and rezoned to the A-4 small lot exclusive agriculture district. The ag land in proposed lot 2 would be farmed along with adjoining lands.

OBSERVATIONS: The property is part of an old Assessor's Subdivision Plat due to the historic residential development to the north. The property consists of 80% class II soils and 20% class I soils. No new development is proposed. The current owner, Jim Wileman, owns the property to the north and south, under the name of Crazy Acres, LLC, and is in crop production as well.

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

STAFF: The proposal would enable the farm field to be consolidated with the owner's surrounding agricultural lands and appears consistent with town plan policies.

Given that the land is part of an Assessor's Plat, the proposed A-4 lot will need to be created as a Certified Survey Map lot. Due to no frontage, a waiver will be needed from the 66' of road frontage requirement in the county subdivision code.

TOWN: Approved with no conditions.