

Staff Report



**Zoning and
Land Regulation
Committee**
**Questions? Contact:
Majid Allan – 267-2536**

Public Hearing: **December 17, 2019**

Zoning Amendment Requested:

RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-2 (Rural Residential, 2 to 4 acres)

Size: **0.5**

Survey Required: **Yes**

Reason for the request:

Shifting of property lines between adjacent land owners

Petition 11501

Town/Section:

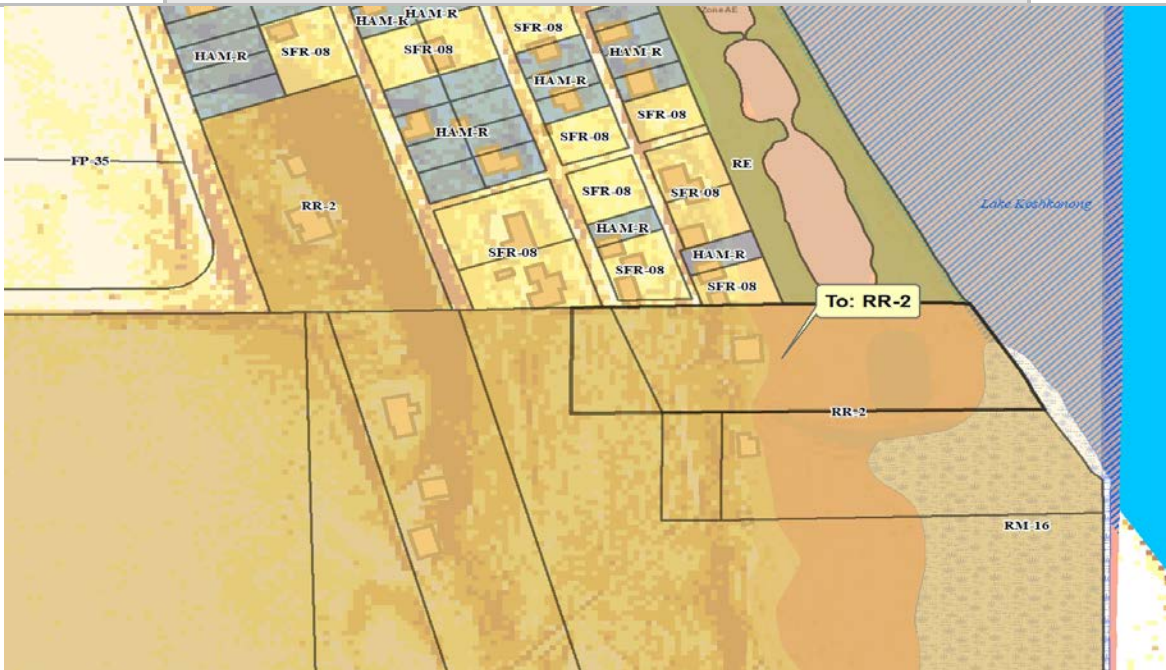
ALBION, Section 36

Applicant

CHARLES M BOWEN

Address:

14 HILLSIDE ROAD



DESCRIPTION: Applicants request approval of a zoning change from RM-16 (Rural Mixed Use) to RR-2 (Rural Residential) to facilitate a transfer of lands between an adjoining owner. Under the proposal, Charles Bowen would transfer 0.5 acres from his current ~19 acre RM-16 zoned property to adjoining owners Marchiori.

OBSERVATIONS: Access to the properties is via private driveway, which extends across the county line. With no public road frontage, a waiver from the 66' of road frontage requirement would be needed. Current land uses of the subject properties are rural residential. Surrounding land uses include agriculture / open space, and the residential subdivision of Indian Heights. An area of mapped wetlands and 100 year floodplain associated with Lake Koshkonong occurs over a portion of all two parcels. No development or land use change is proposed that would be impacted by the mapped wetlands and floodplain.

TOWN PLAN: The property is located in the town's residential and resource protection corridor overlay planning areas.

RESOURCE PROTECTION: An area of resource protection corridor consisting of mapped wetlands and floodplain associated with Lake Koshkonong is present on the three adjoining properties.

STAFF: The proposed transfer of lands between adjoining owners appears consistent with town plan policies and will not result in any net increase in residential density. A waiver from the subdivision code requirement of 66' of road frontage for "new" lots will be needed. Staff recommends approval of the rezone petition. Staff recommends approval of the CSM with a condition requiring that the shared driveway access easement be shown. The owners should consider developing and recording a shared driveway easement agreement if one does not currently exist.

TOWN: Approved.