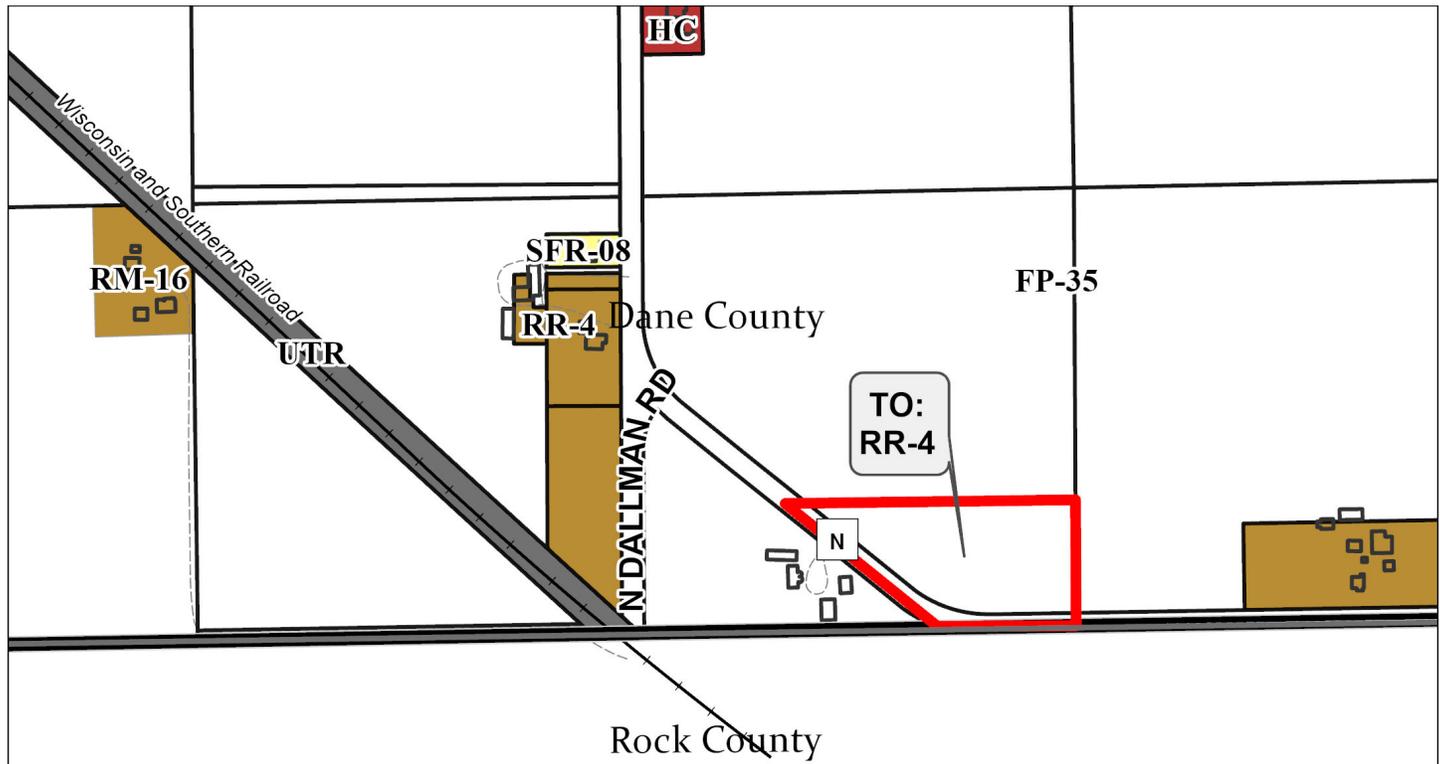


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>July 23, 2024</b>	<b>Petition 12063</b>
	<u>Zoning Amendment Requested:</u> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>	<u>Town, Section:</u> <b>ALBION, Section 32</b>
	<u>Size:</u> <b>5 Acres</b>	<u>Survey Required:</u> <b>Yes</b>
	<u>Reason for the request:</u> <b>Creating one residential lot</b>	
		<u>Applicant:</u> <b>STEVEN AND VERA ZYCH</b>
		<u>Address:</u> <b>EAST OF 75 COUNTY HIGHWAY N</b>



**DESCRIPTION:** Applicants Steven and Vera Zych would like to create one five-acre lot with RR-4 zoning, to provide a site for their daughter to build a house. The lot would be created via certified survey map (CSM) to divide it off from the rest of the 40.6-acre farm.

**OBSERVATIONS:** The proposed lot conforms to the requirements of the RR-4 zoning district and county ordinances, including lot size and public road frontage.

The farm is located along the boundary between the Town of Albion and Dane County, and Rock County to the south.

**DANE COUNTY HIGHWAY:** County Highway N is within the county's jurisdiction so an access permit for residential access is required from the County Highway Department. The applicants obtained a county access permit for the new lot in May (UID # 646). However, Highway staff noted that this review does not include comments for the Preliminary CSM, which may include easements to surrounding lands, dedicating right-of-way for highway use, or access restrictions.

**COMPREHENSIVE PLAN:** The property is located in the town's agricultural preservation area where the density of nonfarm development is limited to no more than 1 lot or dwelling per 35 acres owned as of June 29, 1979. As indicated on the attached density study report, the property totaled approximately 80 acres of June 1979 and remains eligible for 2 density units or "splits". This petition would use one of the two remaining density units. The proposed rezoning appears reasonably consistent with comprehensive plan policies. For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On June 4, 2024 the Town Board recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition with no conditions other than the applicant recording the certified survey map for the new lot.

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.