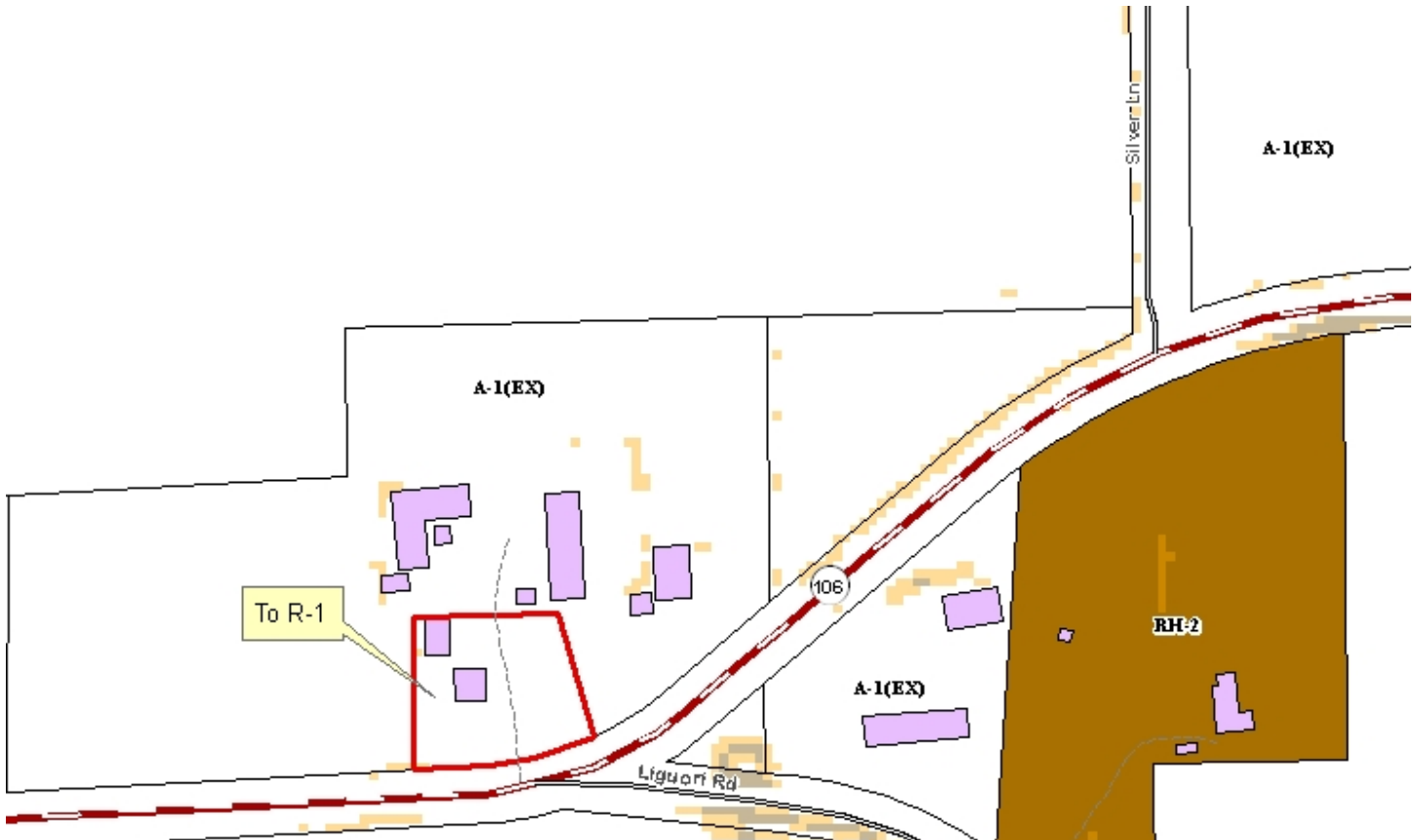




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>April 29, 2014</b>	<i>Petition:</i> <b>Rezone 10665</b>
<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to R-1 Residence District</b>	<i>Town/sect:</i> <b>Albion Section 24</b>
<i>Acres:</i> 0.75 <i>Survey Req.:</i> Yes	<i>Applicant:</i> <b>Clarice A Hinchley</b>
<i>Reason:</i> <b>Separation of existing residence from the farmland</b>	<i>Location:</i> <b>108 State Highway 106</b>



**DESCRIPTION:** The executor of the Hinchley estate would like to separate the existing residence from the 51-acre farm.

**OBSERVATIONS:** There is an existing residence and an outbuilding located on the proposed lot. The area consists of Class II soils. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's Agricultural Preservation Area. Development is limited to one dwelling unit per 35 acres owned as of June 29, 1979. As noted on the attached density study, the town does not count separation of the original farm residence against the density limitation. If the petition is approved, it appears two (2) possible splits will remain available (1 to Hinchley, 1 to Crazy Acres LLC).

**RESOURCE PROTECTION:** There are no areas of resource protection corridor located on the property.

**Dane County Health:** There is no record of the location of the septic system. The lot configuration should be designed to contain the septic system with the appropriate setbacks for the system.

**STAFF:** The proposal meets the dimensional standards of the zoning district. The septic system should be identified and the area included within the new lot.

**TOWN:** Pending.