
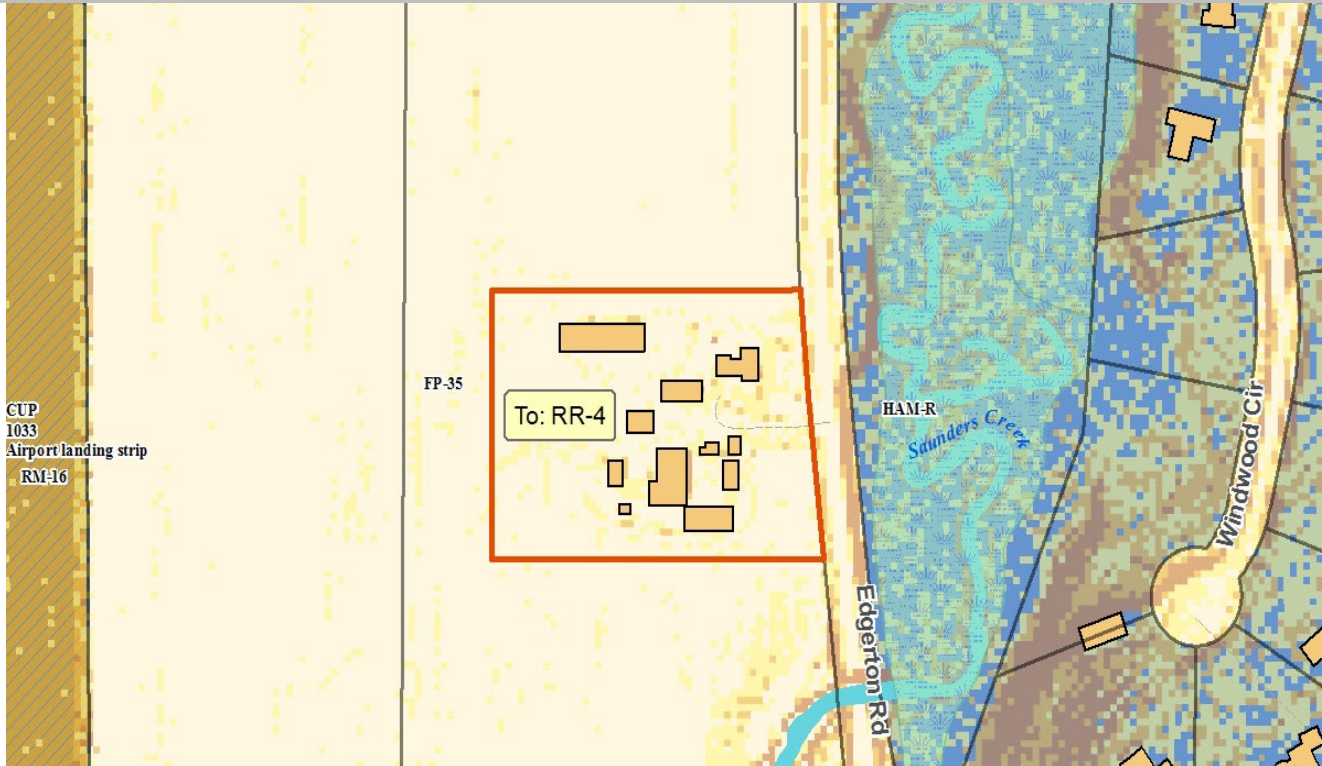


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>June 28, 2022</b>		<b>Petition 11841</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>ALBION, Section 27</b>
	<i>Size:</i> <b>4 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>CRAZY ACRES INC</b>
	<i>Reason for the request:</i> <b>Separating existing residence from farmland</b>		<i>Address:</i> <b>425 EDGERTON ROAD</b>



**DESCRIPTION:** Applicant proposes to separate the existing farm residence and buildings from the surrounding ~200 acres of farmland. No change in land use is proposed.

**OBSERVATIONS:** Current and proposed land uses are rural residential / farmstead. Surrounding land uses are agriculture / open space and scattered rural residences. No sensitive environmental features observed. No new development proposed. The RR-4 zoning district has a lot coverage limitation for buildings of no more than 10% (approximately 17,000 square feet). The surveyor has noted that two farm buildings and a silo have been removed from the property and that more buildings will be removed once the CSM is approved.

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

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

**STAFF:** As indicated on the attached density study report, the property remains eligible for 5 density units. Note that the town does not count separation of residences existing prior to 7/1/79 toward the density limitation. If approved, the original farm unit will remain eligible for 5 density units.

Staff recommends approval of the petition with no conditions. Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved with no conditions.