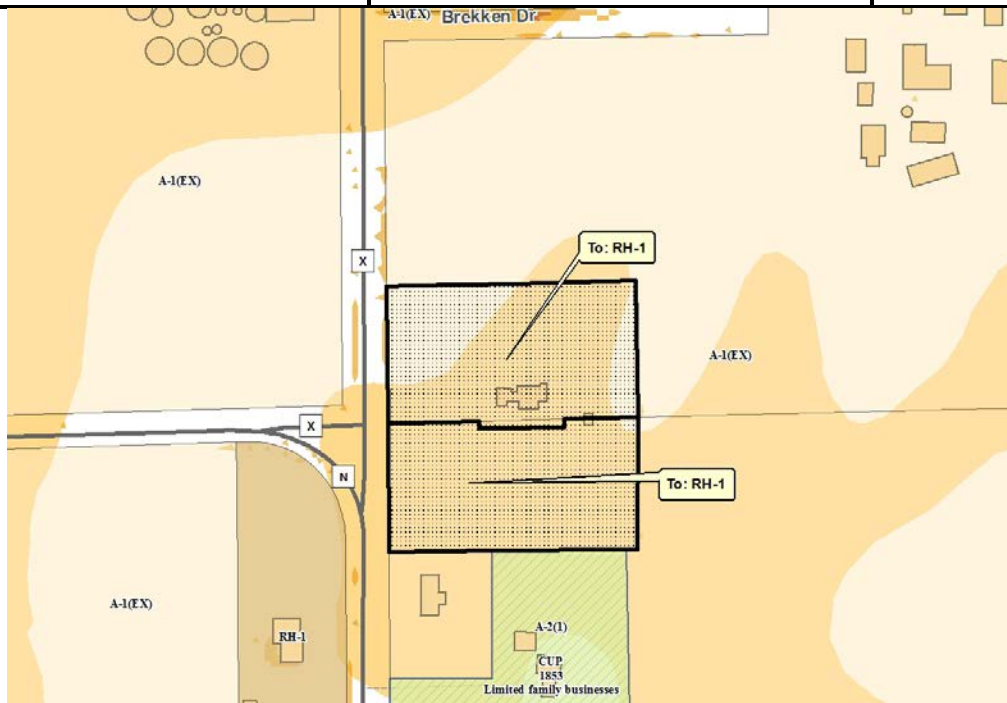




Staff Report

Public Hearing: June 26, 2018	Petition: Petition 11300
Zoning Amendment: A-1EX Agriculture District TO RH-1 Rural Homes District	Town/sect: ALBION, Section 32
Acres: 4.64 Survey Req. Yes	Applicant JUDY CIEBELL SCHMIDT
Reason: Zoning compliance for modification of existing parcel boundaries	Location: 270 CTH X

Zoning and Land Regulation Committee



DESCRIPTION: Landowner would like to rezone 4.64 acres in the A-1(ex) zoning district to the RH-1 district to provide zoning compliance and allow for modification of existing parcel boundaries. The proposal would involve sharing the existing driveway access between the two properties.

OBSERVATIONS: The property consists of 80% class II soils, but has no history of agricultural activity. Surrounding uses include agriculture and scattered rural residences. No sensitive environmental features observed.

TOWN PLAN: This parcel falls within a Farmland Preservation area in the *Town of Albion Comprehensive Plan*.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300' of the parcel.

DANE COUNTY ENVIRONMENTAL HEALTH STAFF COMMENTS: The owner(s) will need to assure that the septic system for the existing home is kept on the same lot, or that a septic easement agreement is signed and recorded.

COUNTY HIGHWAY STAFF COMMENTS: County Hwy X and N are not controlled access roadways. A joint use access permit will be required to be obtained from the Dane County Highway Department in order to use the existing driveway as a shared driveway.

PLANNING STAFF COMMENTS: The property consisted of two separate ownership parcels as of the town adoption of A-1EX zoning in 1979. The town plan allows for such lots existing as of July 1, 1979 to be rezoned for use as a building site. The proposed rezone and CSM will provide compliance with zoning and land division regulations and appears consistent with town plan policies.

Staff recommends the following conditions of approval: 1) the existing septic system shall be located on the parcel with the existing residence and shown on the final CSM; 2) a shared driveway access easement agreement shall be established and recorded with the Register of Deeds Office and the driveway easement area shall be shown on the final CSM.

TOWN: Approved.