

**Staff Report**



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

*Public Hearing:* **December 17, 2019**

*Zoning Amendment Requested:*

**SFR-08 (Single Family Residential, small lots) District TO HAM-R (Hamlet Residential) District**

*Size:* **0.143 Acres**

*Survey Required:* **No**

*Reason for the request:*

**ZONING CHANGE WOULD ALLOW REDUCED SETBACK REQUIREMENTS FOR NEW HOME BUILD.**

**Petition 11499**

*Town/Section:*

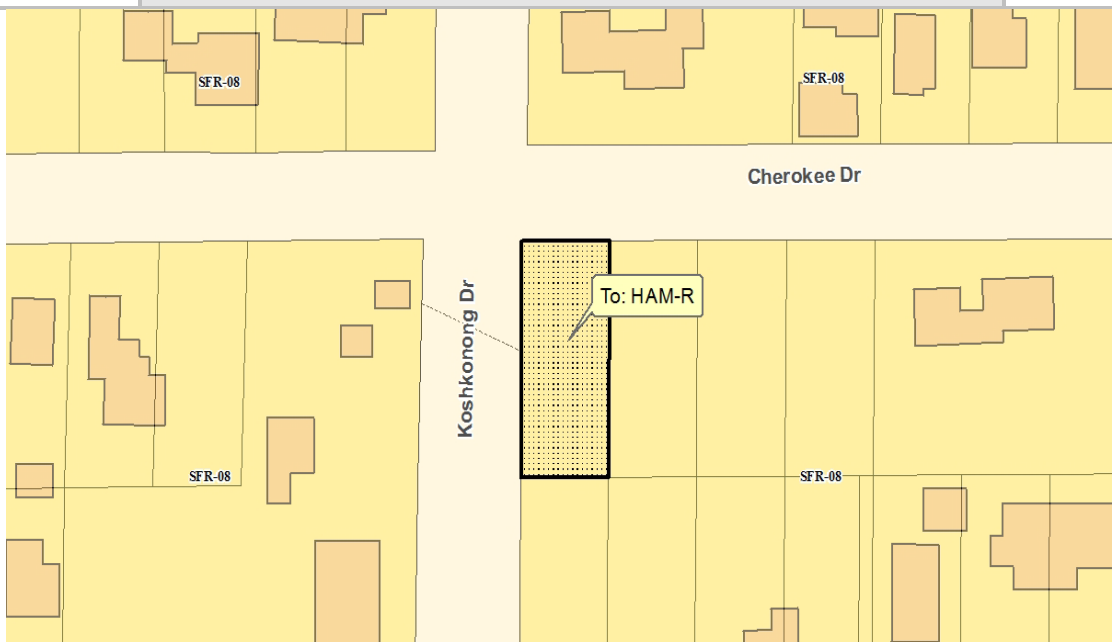
**ALBION, Section 25**

*Applicant*

**THADDEUS  
GARLEWSKI**

*Address:*

**CORNER OF  
KOSHKONONG DRIVE  
AND CHEROKEE  
DRIVE**



**DESCRIPTION:** Applicant is requesting a zoning change from SFR-08 (Single Family Residential) to HAM-R (Hamlet Residential) for an existing vacant ~6,000 square foot lot in the Hickory Hills Estate subdivision located at the SE corner of Cherokee Drive and Koshkonong Drive. Applicant is requesting the zoning change in order to facilitate construction of a residence with the reduced setbacks offered under the Hamlet Residential zoning category.

**OBSERVATIONS:** The property is served by public sewer. The minimum lot size in the HAM-R district for lots on public sewer is 5,000 square feet. The property is currently wooded / vacant open space. Surrounding land uses include residential and other currently undeveloped lots. There do not appear to be any sensitive environmental features on the property. Given the proximity to Lake Koshkonong, shoreland zoning permits may be required prior to development.

**TOWN PLAN:** The property is located in the town’s residential planning area.

**RESOURCE PROTECTION:** There are no resource protection corridors located on the property.

**STAFF:** The proposal appears reasonably consistent with town plan policies. Staff was in attendance at the town of Albion meeting where this petition was considered by the plan commission and board. Concerns were raised by a neighboring resident regarding existing drainage issues in the neighborhood possibly affecting development of the parcel. The applicant should work closely with the town of Albion regarding development of the property, including driveway placement and any grading or fill necessary to address drainage issues.

**DEC 17<sup>th</sup> ZLR MEETING:** The petition was postponed due to no representation.

**TOWN:** Approved.