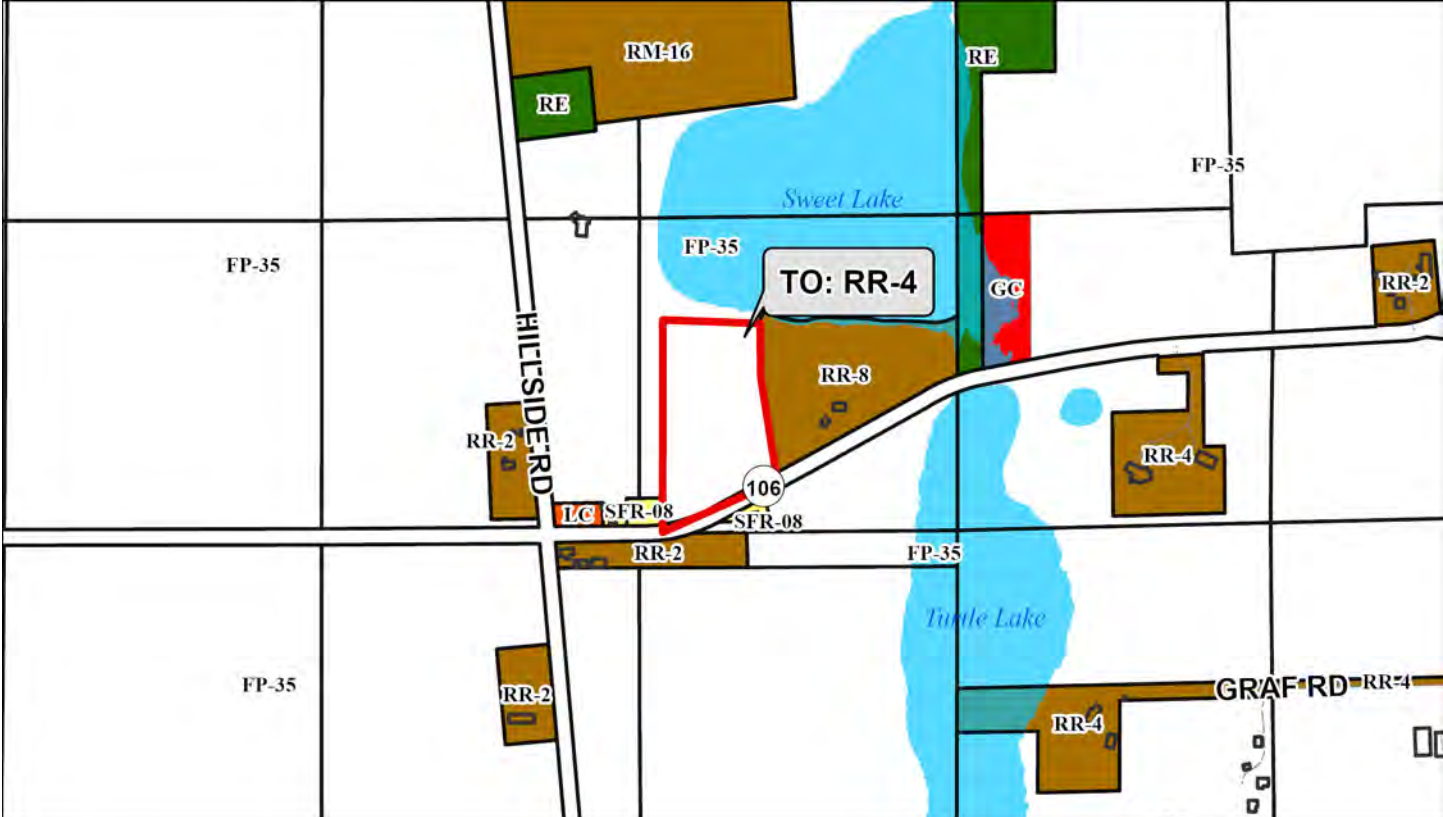


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> May 5, 2026		Petition 12254
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<u>Town, Section:</u> ALBION, Section 23
	<u>Size:</u> 7.6 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> CRAZY ACRES INC
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> WEST 282 STATE HIGHWAY 106



DESCRIPTION: Kraig Wileman would like to create a new residential lot 7.6 acres in size with RR-4 zoning.

OBSERVATIONS: This proposed lot is part of a roughly 85-acre contiguous tract northeast of Hillside Road and State Highway 106. The proposed lot meets county ordinance requirements, including lot size and public road frontage. FP-1 zoning is not needed for the remaining farm land as there is more than 35 contiguous acres remaining.

HIGHWAY ACCESS: Proposed access to State Highway 106 requires an access permit from WisDOT. If not already completed, applicant is advised to contact Scot Hinkle at WisDOT (scot.hinkle@dot.wi.gov / 608.246.5334).

COMPREHENSIVE PLAN: This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. The primary policy for this area in relation to new residential development is the density policy, which limits new development to no more than one new dwelling per 35 acres owned as of July 1, 1979. As indicated on the attached density study report, the property remains eligible for 3 density units. If the petition is approved, 2 density units will remain. The proposal appears consistent with the comprehensive plan.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: The proposed lot is subject to shoreland zoning requirements, being in proximity to Sweet Lake. The portion of the lot within 300 feet of Sweet Lake is in the primary shoreland zone and subject to impervious surface limits. The remainder of the lot is in the secondary shoreland zone and may require elevated levels of erosion

control during ground-disturbing activities. There is FEMA-mapped floodplain around the lake but it is within the shoreland setback and not on the proposed lot.

TOWN ACTION: Town Board recommends approval, with no conditions.

STAFF RECOMMENDATION: Staff recommends postponement due to the need to obtain a DOT highway access permit. Pending the landowner obtaining the access permit, and any comments at the public hearing, staff would recommend approval with no conditions.

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