



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11361**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District

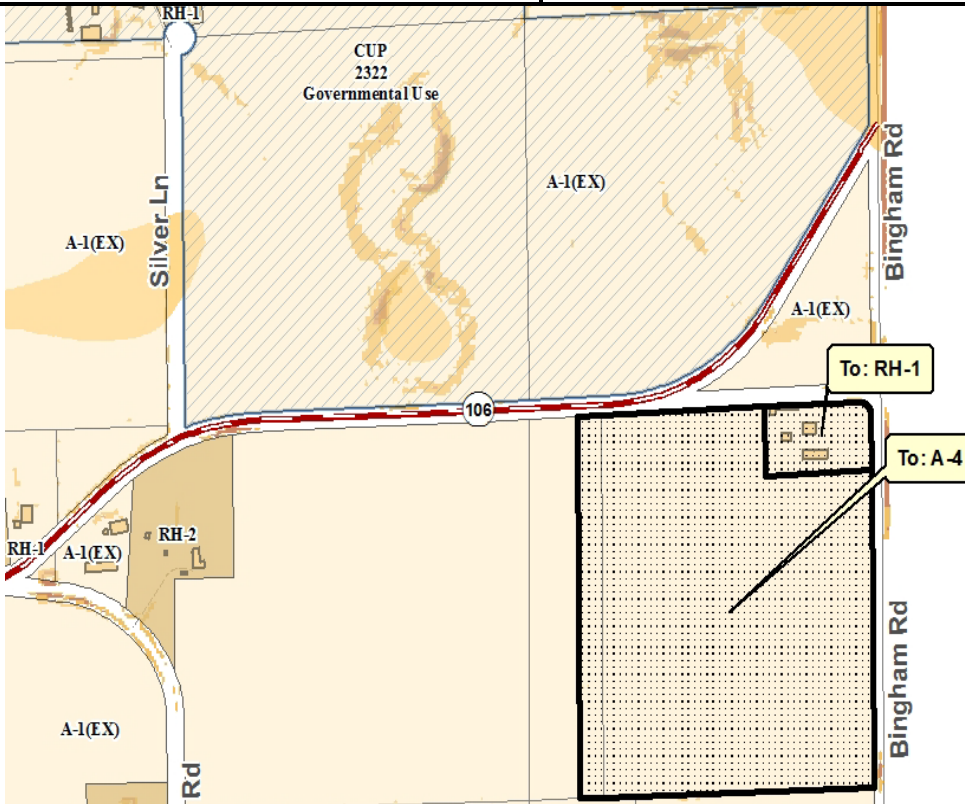
Town/sect:
ALBION, Section 24

Acres: 2.2,31
Survey Req. Yes

Applicant
CRAZY ACRES II LLC

Reason:
Separating existing residence from farmland

Location:
23 STATE HIGHWAY 106



DESCRIPTION: Applicant proposes to separate the existing residence from the farmland by creating a new 2.2 acre RH-1 zoned parcel. A-4 Small Lot Exclusive Agriculture zoning is requested for the balance of the farmland that totals 31 acres.

OBSERVATIONS: The property is located on the Dane / Jefferson County line. Surrounding land uses include agriculture / open space and scattered rural residences. No sensitive environmental features observed.

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

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

STAFF: The proposed separation of the existing residence is consistent with town plan policies. As indicated on the attached density study report, the property will remain eligible for one split if the petition is approved.

TOWN: The Town Board approved the petition with no conditions.