



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **April 24, 2018**

Petition: **Petition 11270**

Zoning Amendment:
**R-3 Residence District TO A-2
Agriculture District, A-1EX
Agriculture TO A-2 Agriculture, R-
3 Residence District TO A-1EX
Agriculture, R-3 Residence TO A-
2 (8) Agriculture**

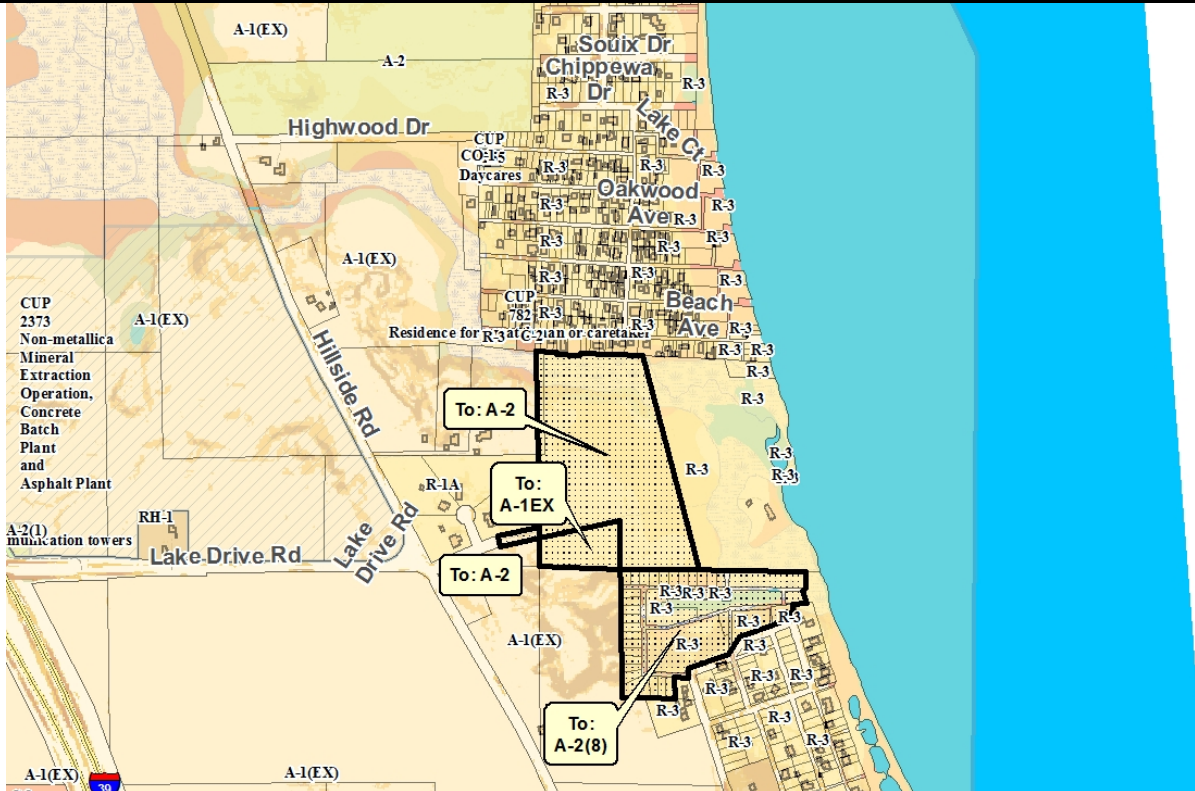
Town/sect:
ALBION, Section 36

Acres: 22.48, 0.38, 2.88, 13.94
Survey Req. Yes

Applicant
RUDISILL LLC

Reason:
**CREATING 2 RESIDENTIAL
LOTS, THE REMAINDER TO BE
ZONED A-1EX**

Location:
**SOUTH OF 150
GRANDVIEW CT.**



DESCRIPTION: Applicant proposes to reconfigure existing lot boundaries, consolidate a previously platted subdivision into a single building site, and transfer a small portion of land to an adjoining owner. The property currently consists of a ~25 acre lot, and the plat of Indian Heights. The entire property is currently zoned R-3 Residential. The proposal would reconfigure the existing ~25 acre lot by transferring a 2.88 acre area to the adjoining owner to the south, with the resulting ~23 acre parcel rezoned to the A-2 Agriculture district. The proposal would also erase the existing, undeveloped plat of Indian Heights through a one lot Certified Survey Map on the ~14 acre area, to be rezoned to the A-2(8) Agriculture district. The proposal would result in a net decrease in allowable residential density.

OBSERVATIONS: Surrounding land uses include residential and agriculture/open space. There are areas of wetlands on the northerly portion of the proposed A-2 parcel, and also on the easterly portion of the proposed A-2(8) parcel. There are significant areas of steep slope topography on the proposed A-2(8) parcel, though there appears to be several suitable building sites on the property. Wisconsin State Historical Society data indicates there may be Indian burial mounds present on the property.

TOWN PLAN: The property is located in the town's Lakeshore Residential planning area.

RESOURCE PROTECTION: Areas of resource protection corridor associated with the mapped wetlands and steep slope topography are present on the property.

Continued on page 2, below.

STAFF: As noted in the description on page 1, the proposal would result in a net decrease in allowable residential density. Development of the property will require careful siting to avoid environmentally sensitive areas. Driveway access to the proposed A-2 parcel would be via Lakeview Drive. It appears driveway access to the proposed A-2(8) parcel would be via Mound Drive. With appropriate conditions of approval, the proposal appears to be reasonably consistent with town plan policies.

Staff recommends the following conditions:

1. Applicant shall contact the Wisconsin State Historical Society regarding the possible presence of burial mounds on the property.
2. The final Certified Survey Map shall show the general location of environmentally sensitive features (wetlands, slopes exceeding 20% grade).
3. The 2.88 acre area being rezoned to A-1EX shall be transferred to the adjoining owner (Jaskula) within 30 days of recording of the final Certified Survey Map.
4. If requested by the town, the applicant shall show the location of building envelope areas on the final Certified Survey Map.

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