



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 26, 2018**

Petition: **Petition 11297**

Zoning Amendment:  
**A-1EX Agriculture District and  
RH-2 TO A-4 Agriculture District,  
RH-2 Rural Homes District TO  
RH-3 Rural Homes District**

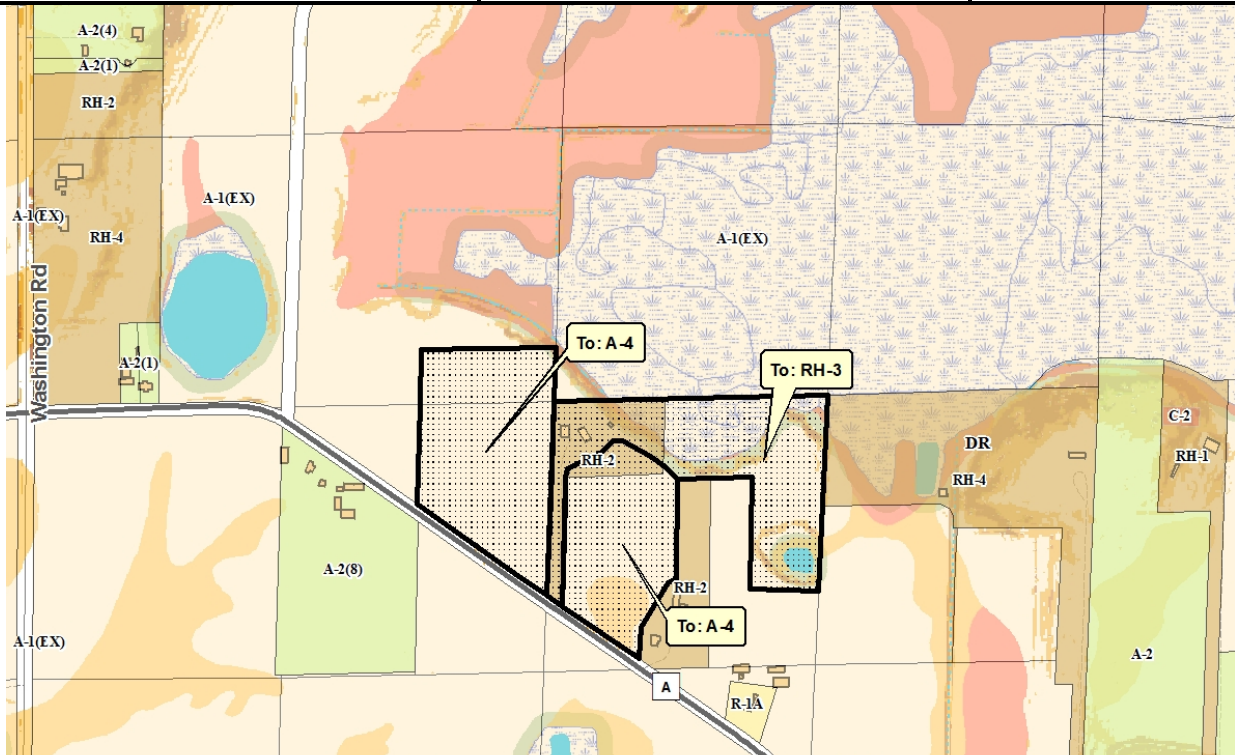
Town/sect:  
**ALBION, Section 18**

Acres: 25.2, 1.1, 15  
Survey Req. Yes

Applicant  
**STEVEN D LAWRENCE**

Reason: **The owner will be  
expanding a residential lot to  
include forest land and will sell  
the tillable land to an adjoining  
land owner.**

Location:  
**1522 County Highway A**



**DESCRIPTION:** The applicant owns approximately 150 acres of land. He would like to sell off all of the tillable land and retain the land with the existing house and the wooded land east of the house. In order to do so, portions of the property on the north side of County Hwy A will need to be rezoned due to the field configurations being less than 35 acres in size.

**OBSERVATIONS:** The majority of the land contains Class I and II prime soils. There is an existing house along the northern property line. A large wetland complex is located along the northern edge of the property. There are no other sensitive environmental features.

**COUNTY HIGHWAY:** County Hwy A is not a controlled access highway. And changes in use of existing accesses or new points of access require a permit from the Dane County Highway Department.

**TOWN PLAN:** The subject property is in the *farmland preservation and resource protection corridor* of the planned land use map of the Town of Albion Comprehensive Plan.

**RESOURCE PROTECTION:** The mapped wetlands located on the northern portion of the property are part of the resource protection corridor as identified in the Town Comprehensive Plan.

**STAFF:** The proposal meets the dimensional standards of the zoning district and appears consistent with the Town Plan policies.

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