

Staff Report



Zoning and Land Regulation Committee

Questions?
Contact Majid Allan:
608-267-2536

Public Hearing: **July 23, 2019**

Zoning Amendment Requested:

HAM-R (Hamlet Residential) District TO RR-4 (Rural Residential, 4 to 8 acres) District, RR-4 (Rural Residential, 4 to 8 acres) District TO TFR-08 (Two Family Residential, small lots) District

Size: **1.429,3.43 Acres**

Survey Required: **Yes**

Reason for the request:

CREATING TWO SINGLE-FAMILY RESIDENTIAL PROPERTIES AND TWO MULTI-FAMILY RESIDENTIAL PROPERTIES

Petition 11438

Town/Section:

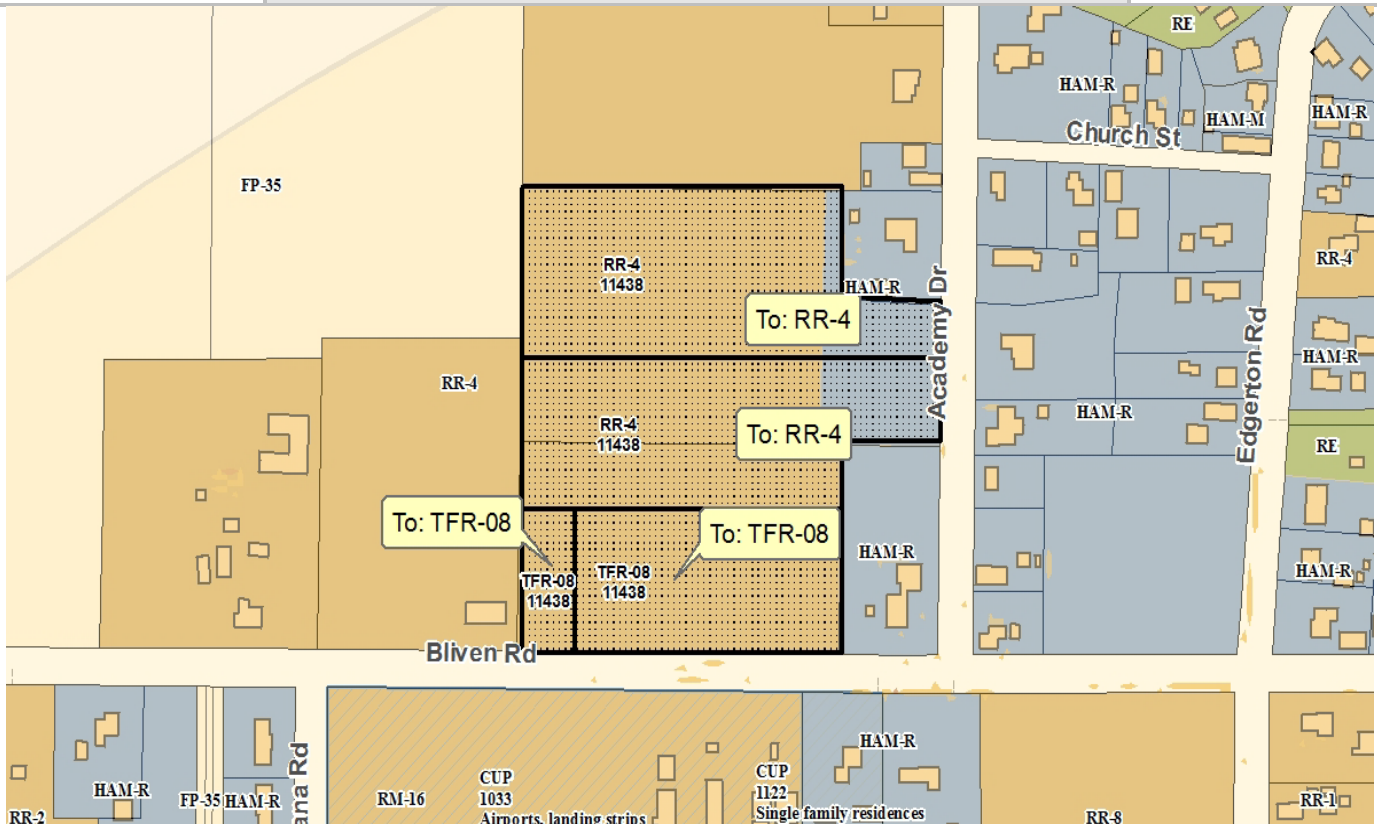
ALBION, Section 21

Applicant

TODD A OLSON

Address:

NORTH AND EAST OF 541 ACADEMY DRIVE



DESCRIPTION: Applicant proposes to reconfigure the boundary between two existing residentially zoned parcels and to create two new lots with duplex zoning (TFR-08). The proposal would result in a net addition of two new residential lots.

OBSERVATIONS: The property is currently in agricultural use and is located in the hamlet of Albion. Surrounding land uses include agriculture / open space, and residential. Property consists of 100% class II soils. No sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s residential “Albion Hamlet” planning area. The area is served by sanitary sewer through the Consolidated Koshkonong Sanitary District.

RESOURCE PROTECTION: No resource protection corridors on the property.

DANE COUNTY LAND & WATER RESOURCES DEPT: Multi-family development will require erosion control and stormwater permits.

STAFF: Town plan policies support modest expansion of residential development opportunities within the Albion Hamlet area with a variety of housing types, including duplexes. The addition of the two new TFR-08 parcels appears consistent

with town plan policies and would provide additional housing options within the hamlet. Staff recommends approval with no conditions.

TOWN: Approved.