



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 22, 2016**

Petition: **Rezone 11054**

Zoning Amendment:
A-1EX Exclusive Agriculture District to Various District

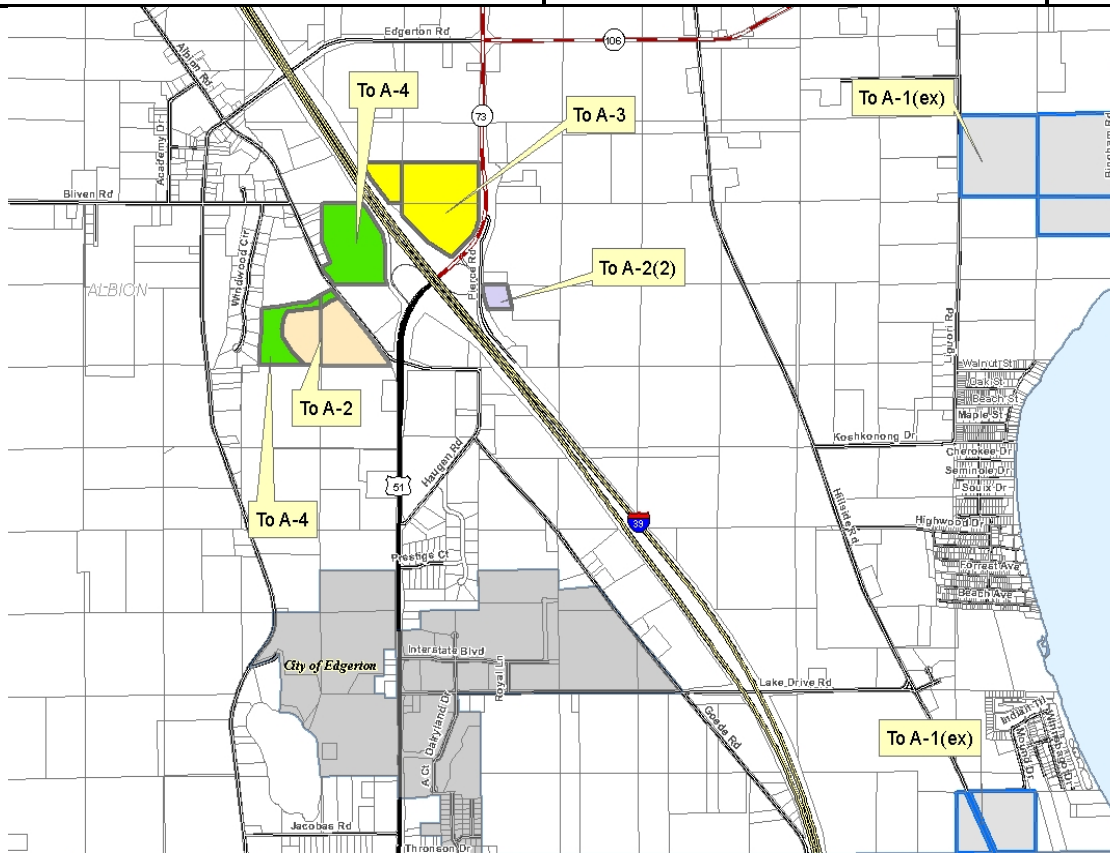
Town/sect:
Albion Section 1-36

Acres: 243.7
Survey Req. No

Applicant
Town of Albion

Reason:
Rezone to implement comprehensive plan and farmland preservation plan

Location:
Various locations



DESCRIPTION: The town of Albion proposes a number of zoning changes to ensure compliance with recently adopted changes to its comprehensive plan and the state farmland preservation law. The town plan amendment designated several properties as part of the town's farmland preservation planning area. Those properties are proposed for A-1EX or A-4 zoning (state certified farmland preservation districts). The plan amendment designated other lands for future commercial development, subject to certain conditions and limitations. Those properties are proposed for A-3 and A-2 zoning. Note that no development is being proposed at this time, and that the zoning changes are sought solely to comply with state farmland preservation program requirements. The county has adopted the changes to the town plan under OA #30, 2016-17.

OBSERVATIONS: The subject properties are primarily in agricultural use and consist of approximately 80% Class II soils, and 10% Class I soils. A small area of wetlands is present on the proposed A-4 and A-2 properties lying immediately north and south of Albion Road. No new development is proposed at this time.

TOWN PLAN: The properties proposed for A-1EX and A-4 zoning are located in the town's agricultural preservation planning area. The properties proposed for A-2 and A-3 zoning are located in the town's commercial and commercial reserve planning areas.

STAFF: The proposed rezoning is consistent with changes made to the town comprehensive plan and adopted by Dane County. The state Farmland Preservation law requires that the subject properties be rezoned into or out of certified farmland preservation zoning districts based on their designation in the town plan for either long term agricultural preservation (A-1EX or A-4) or future non-agricultural use (A-2 or A-3).

TOWN: Approved