
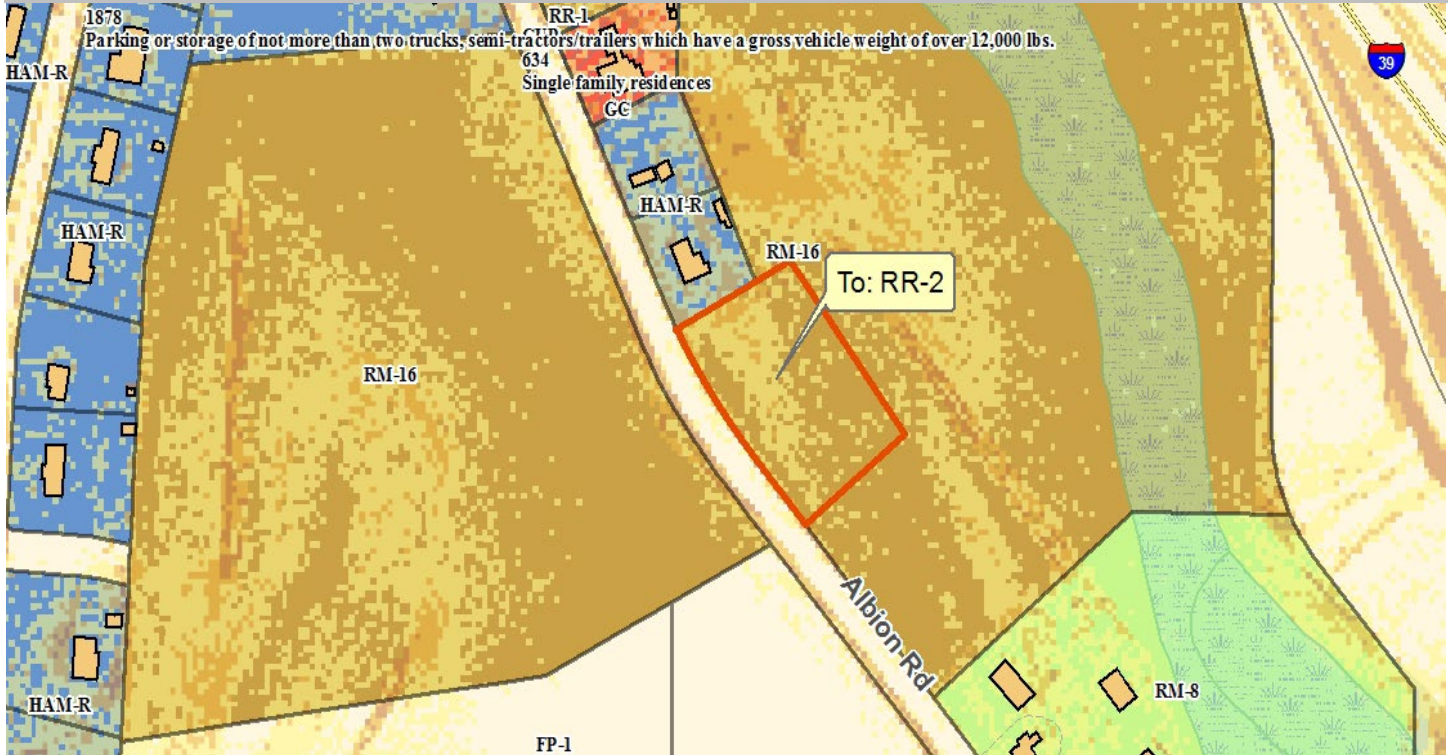


Staff Report  Zoning and Land Regulation Committee	Public Hearing: July 27, 2021		Petition 11714
	Zoning Amendment Requested: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District		Town/Section: ALBION, Section 27
	Size: 2.3 Acres	Survey Required. Yes	Applicant JACOB & LINDA REPPEN
	Reason for the request: Creating one residential lot.		Address: 444 ALBION ROAD



DESCRIPTION: Applicant proposes to divide the existing 30 acre RM-16 (Rural Mixed Use) zoned parcel to create a new ~2 acre RR-2 (Rural Residential) zoned parcel for future residential development.

OBSERVATIONS: Current land uses of the subject property and surrounding properties is agriculture / open space and rural residential. The property is within the town’s sanitary sewer service area. No sensitive environmental features observed.

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

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The applicant submitted a signed note from the neighboring owner who is eligible for the one remaining density unit available to the original 1979 farm unit indicating that they were “transferring” it to the Reppens. Since the density unit is tied to the historic 1979 farm unit, no formal “transfer of development rights” is occurring.

The proposal appears consistent with town plan policies. Staff recommends approval of the petition. Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved.