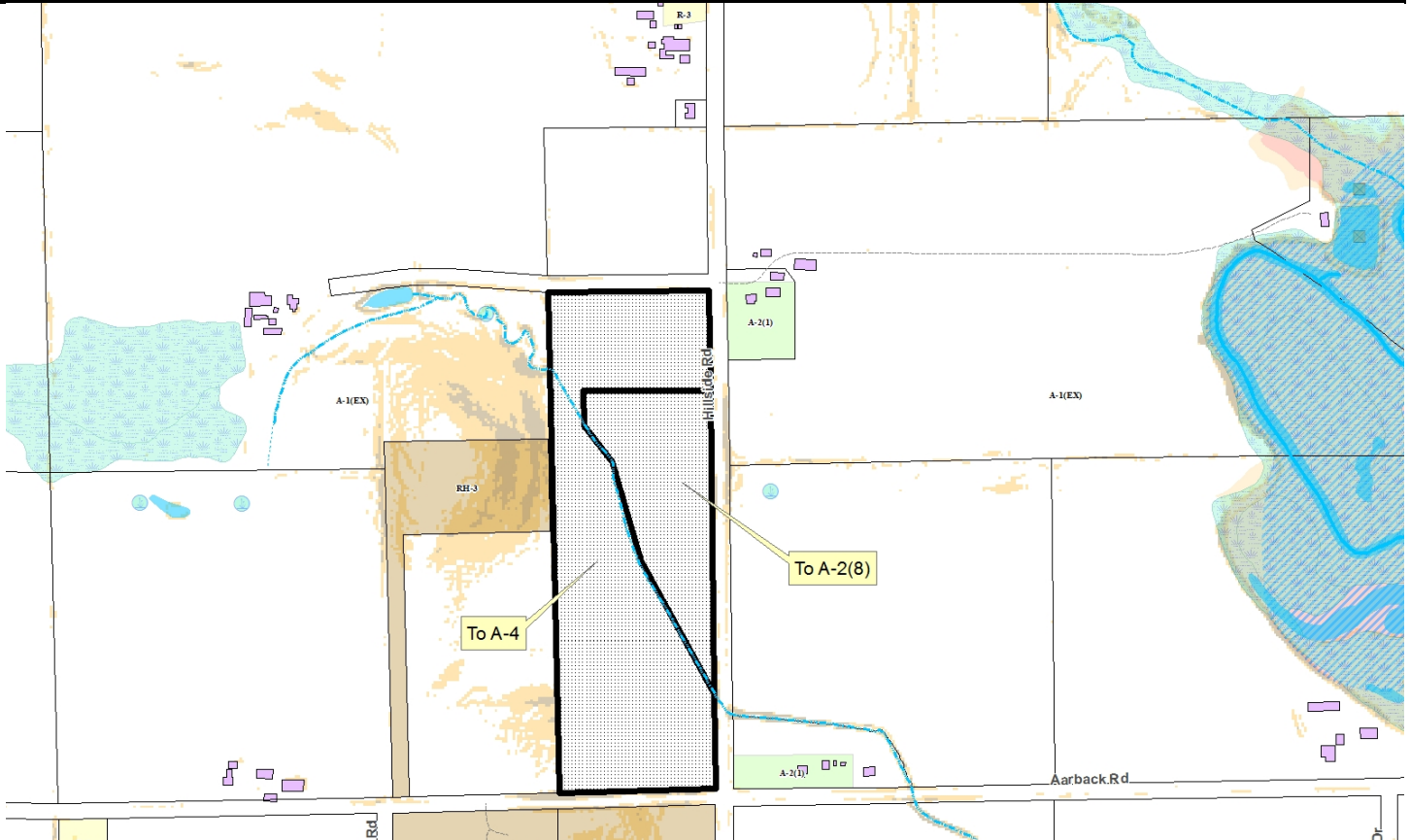




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> July 26, 2016	<i>Petition:</i> Rezone 11004
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(8) Agriculture District	<i>Town/sect:</i> Albion Section 02
	<i>Acres:</i> 8.5, 20.7 <i>Survey Req.</i> Yes	<i>Applicant</i> Rudisill LLC
	<i>Reason:</i> Creating one residential lot and one agricultural lot	<i>Location:</i> 1397 Hillside Road



DESCRIPTION: The applicant would like to separate the farm residence from the 62-acre farm. Given that the property is bisected by several roads, an agricultural lot needs to be created in order to conform to land division regulations.

OBSERVATIONS: There is an existing residence and accessory building on the property. An intermittent stream bisects the parcel along the proposed lot line. Portions of the property may have pockets of wetlands which would be adjacent to the intermittent stream. 90% of the property consists of Class II soils.

TOWN PLAN: The property is located in the Agricultural Preservation District. As noted in the attached density report, the original 1979 farm property remains eligible for 2 density units. If the existing residence was built prior to 1979, the proposed separation will not count toward the density limitation.

RESOURCE PROTECTION: The lands within 75 feet of the intermittent stream are noted as a Resource Protection area. This area is subject to Shoreland Regulations as found under Dane County Code of Ordinances, Chapter 11. Any development within 300 feet of the intermittent stream will be subject to these regulations.

STAFF: The proposal meets the dimensional standards of the zoning districts. The proposed separation of the existing residence is consistent with town plan policies.

TOWN: Approved with no conditions.