



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 24, 2015**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to A-2(1) Agriculture District**

Acres: 1.7  
Survey Req. Yes

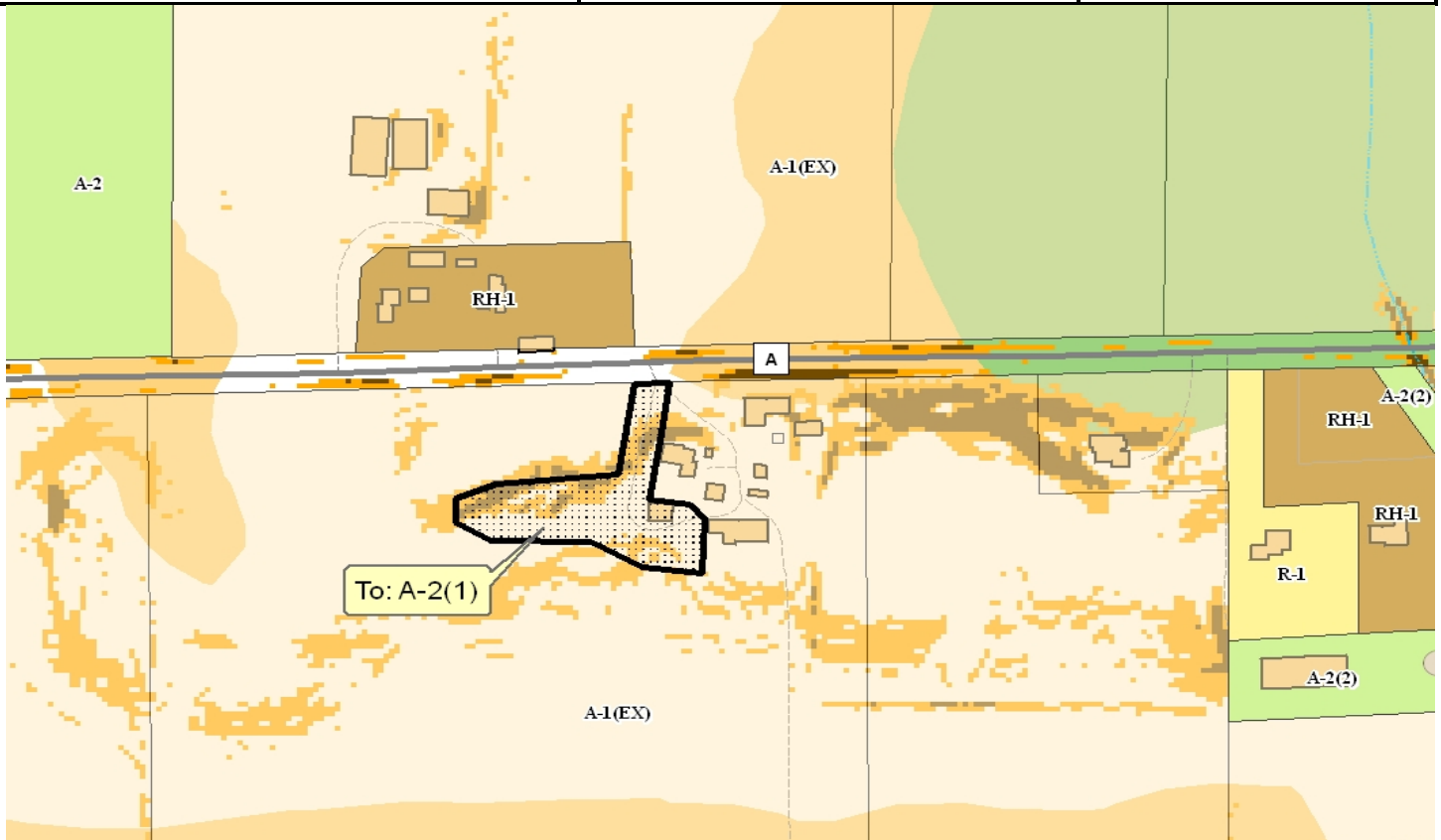
Reason:  
**Creating one residential lot**

Petition: **Rezone 10818**

Town/sect:  
**Albion Section 02**

Applicant  
**Ronald J Anderson**

Location:  
**279 County Highway A**



**DESCRIPTION:** The applicant would like to separate the farm residence from the 122-acre farm.

**OBSERVATIONS:** The residence is one of two houses on the original farm. The proposed lot consists of an existing residence and the wooded area located on the farm. No sensitive environmental features observed.

**TOWN PLAN:** The proposal is located in the Agricultural Preservation Area.

**RESOURCE PROTECTION:** The property is located outside the boundaries of the identified resource protection areas.

**DANE COUNTY HIGHWAY:** County Highway A is not a controlled access highway. No new accesses will be permitted. Any change of use to the property requires an access permit from Dane County Highway Department.

**STAFF:** The proposal meets the dimensional standards of the zoning district. As indicated on the attached density study report, the property is eligible for 3 splits. The town of Albion does not count separation of residences built prior to 6/29/79. If the petition is approved, it appears 3 splits will remain.

**TOWN:** Approved with no conditions.