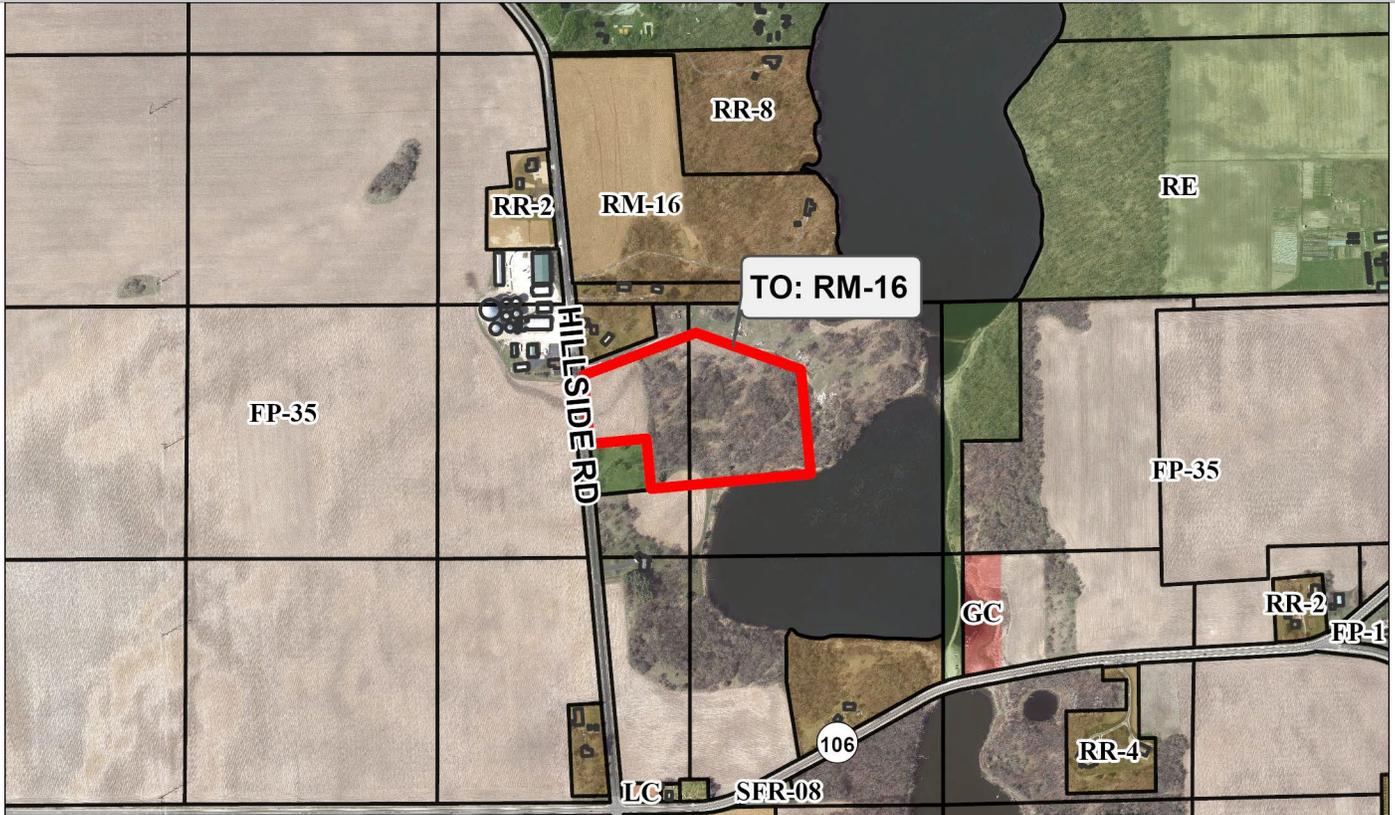


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>November 28, 2023</b>		<b>Petition 11984</b>
	<i>Zoning Amendment Requested:</i> <b>FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District</b>		<i>Town/Section:</i> <b>ALBION, Section 23</b>
	<i>Size:</i> <b>16.2 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>CRAZY ACRES INC</b>
	<i>Reason for the request:</i> <b>Creating one residential lot</b>		<i>Address:</i> <b>SOUTH OF 782 HILLSIDE ROAD</b>



**DESCRIPTION:** Applicants propose to rezone 16.2 acres to RM-16 to create a new residential lot for their grandson. The lot would be divided off by certified survey map (CSM).

**OBSERVATIONS:** The proposed lot meets the requirements of the RM-16 zoning district, including lot size and public road frontage. Because Crazy Acres would continue to own more than 35 contiguous acres of farm land in this area, the CSM only needs to contain one lot. However, due to the proposed lot configuration there must be a minimum 66-foot width between the proposed lot line and the Le Rusch property to the north, to comply with lot width requirements in Dane County ordinances.

The property abuts Sweet Lake to the east, and also abuts a cemetery to the southwest that is owned by the East Albion Cemetery Association. The subject property was also the site of a historic gravel pit, which has expired status.

The 2022 aerial photo shows a large accumulation of materials on the property. A site inspection was conducted and found that the material was farm machinery/material and a wood “burn” pile which is being removed. No violation exists on the property.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. As indicated on the attached density study report, the larger farm property remains eligible for 4 possible density units, or “splits”. The

proposal appears reasonably consistent with comprehensive plan policies. (For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com))

**RESOURCE PROTECTION:** Because the property is located on Sweet Lake, shoreland regulations will apply to any land disturbance. A shoreland erosion control permit will be required prior to construction. Sweet Lake is located in floodplain Zone AE with an established base flood elevation of 826 feet; this elevation is contained within the shoreland setback area, so cannot be developed.

**TOWN ACTION:** On October 3, 2023 the Town Board recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition with the following condition:

1. Surveyor to verify there is a minimum 66' width between the RM-16 lot and the La Rusch property (tax parcel 0512-231-8520-1) on the final CSM.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)