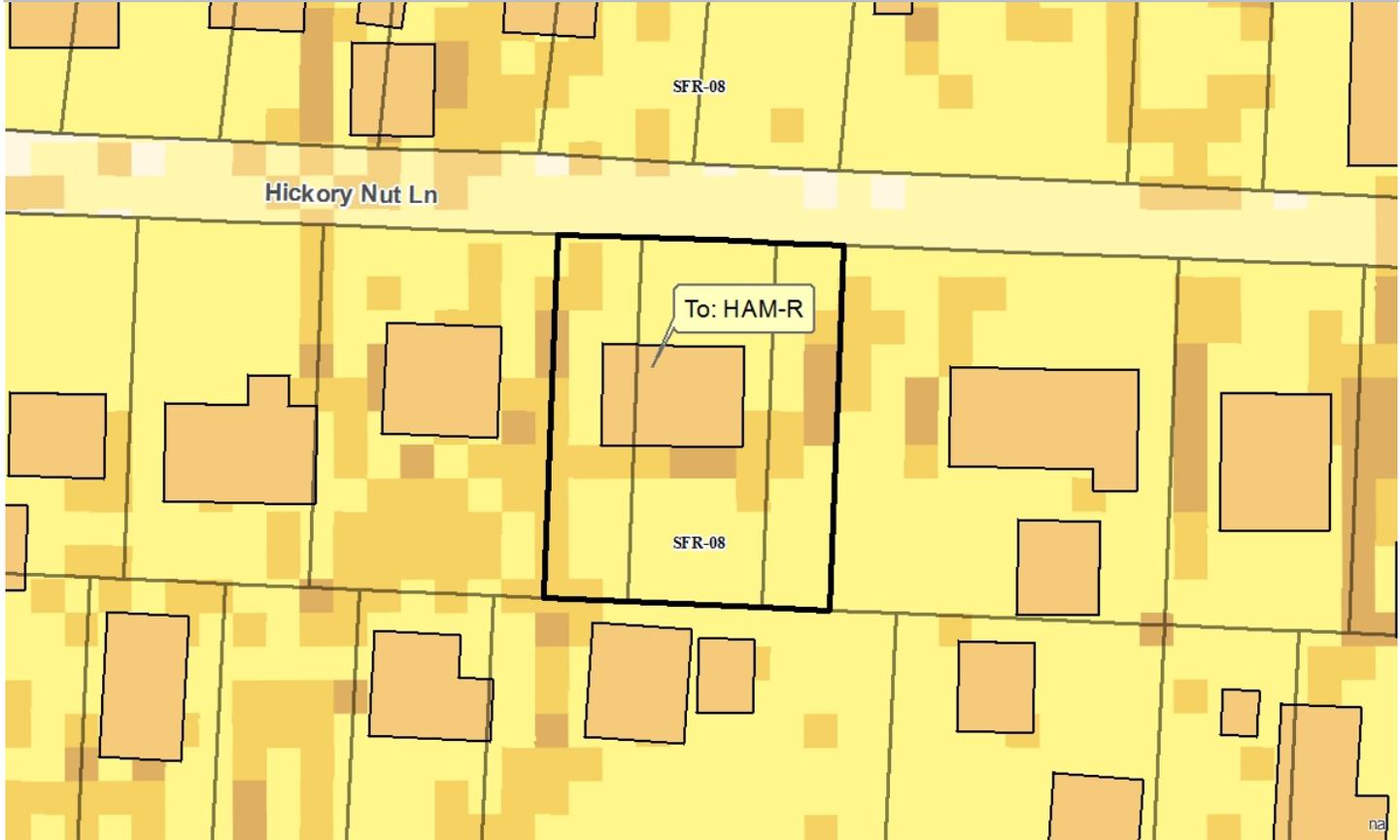


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>  <b>Questions? Contact: Majid Allan: 267-2536</b>	<i>Public Hearing:</i> <b>August 25, 2020</b>	<b>Petition 11572</b>	
	<i>Zoning Amendment Requested:</i> <b>SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District</b>	<i>Town/Section:</i> <b>ALBION, Section 36</b>	
	<i>Size:</i> <b>0.2 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>KYLE A MELTON</b>
	<i>Reason for the request:</i> <b>change zoning district to allow for a reduced rear yard setback</b>		<i>Address:</i> <b>121 HICKORY NUT LN</b>



**DESCRIPTION:** Applicant is requesting a rezoning of the existing 0.2 acre SFR-08 (Single Family Residential) zoned residential property to the HAM-R (Hamlet Residential) district. The HAM-R district has a less restrictive rear yard setback (6'), which will facilitate the planned construction of a new ~600 square foot, 2-car detached garage.

**OBSERVATIONS:** The property is located in the Highwood Estates subdivision in the SE portion of the town of Albion approximately 850' from Lake Koshkonong. Existing land use of the subject and surrounding properties is residential. The property consists of several platted lots, but are deed restricted for use as a single parcel of land. No change in land use proposed. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's Lakeshore Residential planning area.

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

**STAFF:** The proposal appears reasonably consistent with town plan policies. Staff recommends approval of the petition.

**TOWN:** The Town Board approved the petition with no conditions.