

**Staff Report**



**Zoning and  
Land Regulation  
Committee**  
**Questions? Contact:  
Majid Allan – 267-2536**

*Public Hearing:* **June 25, 2019**

*Zoning Amendment Requested:*

**SFR-08 (Single Family Residential, small lots) District TO HAM-R  
(Hamlet Residential) District**

*Size:* **0.57 Acres**

*Survey Required:* **No**

*Reason for the request:*

**ALLOW FOR A REDUCED REAR YARD SETBACK**

**Petition 11423**

*Town/Section:*

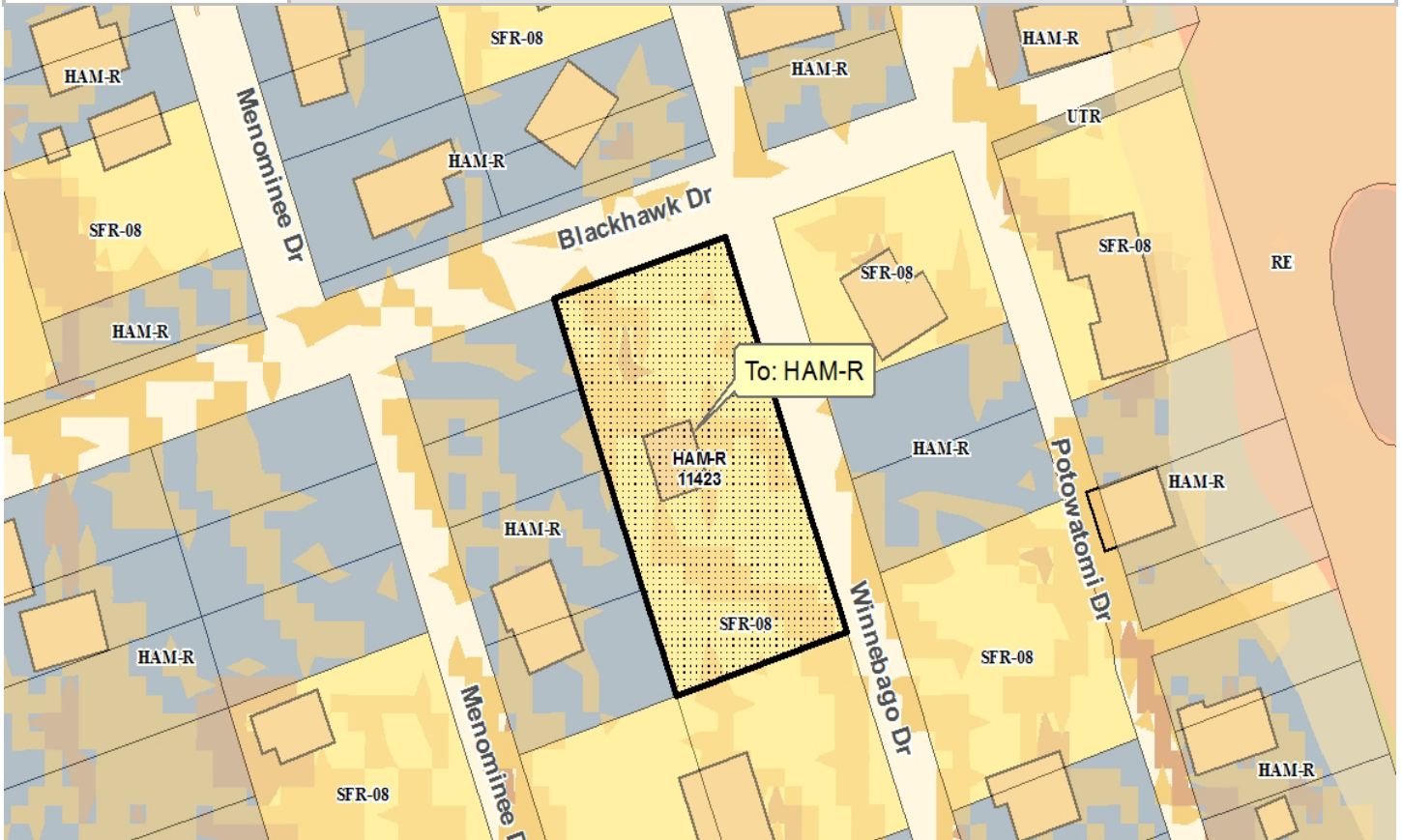
**ALBION, Section 36**

*Applicant*

**JAMES JELINEK**

*Address:*

**89 WINNEBAGO  
DRIVE**



**DESCRIPTION:** Applicant proposes a zoning change from SFR-08 Single Family Residential to HAM-R Hamlet Residential in order to obtain a reduced rear-yard setback which would allow construction of a new residence on the property in the preferred location.

**OBSERVATIONS:** The property is located in the Indian Heights subdivision 2 blocks from Lake Koshkonong. The property is served by sanitary sewer service from the Consolidated Koshkonong Sanitary District. Surrounding land uses are residential. No sensitive environmental features observed on the property.

**TOWN PLAN:** The property is located in the town’s lakeshore residential area.

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

**STAFF:** The proposal appears reasonably consistent with town plan policies and the existing pattern of residential development in the neighborhood. Staff recommends approval.

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