
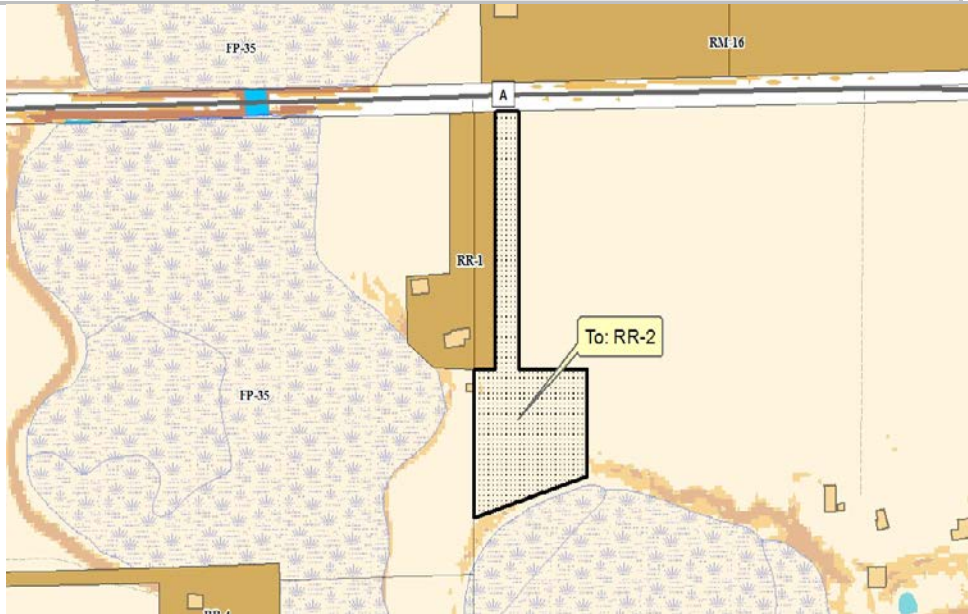


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Majid Allan – 267-2536</p>	<p><i>Public Hearing:</i> October 22, 2019</p>	<p>Petition 11482</p>	
	<p><i>Zoning Amendment Requested:</i> FP-35 (General Farmland Preservation) District TO RR-2 (Rural Residential, 2 to 4 acres) District</p>	<p><i>Town/Section:</i> ALBION, Section 1</p>	
	<p><i>Size:</i> 3 Acres</p>	<p><i>Survey Required:</i> Yes</p>	<p><i>Applicant:</i> CURTIS D ABEL</p>
	<p><i>Reason for the request:</i> Creating one residential lot</p>	<p><i>Address:</i> WEST OF 19 COUNTY HIGHWAY A</p>	



DESCRIPTION: Applicant proposes to create a 3 acre RR-2 (Rural Residential) zoned parcel for future new development.

OBSERVATIONS: Existing use of the 42.8 acre property is agricultural (cropland). Surrounding uses include agriculture / open space and scattered rural residences. Property consists of approximately 95% class II soils. An intermittent stream tributary to Koshkonong Creek with associated wetland area is located near the southern boundary of the proposed lot. The 75' wetland buffer setback encroaches approximately 50' onto the lot (note that the RR-2 district has a 50' minimum rear yard setback).

TOWN PLAN: The property is located in the town's agricultural preservation area.

DANE COUNTY HIGHWAY: County Highway A is not a controlled access highway. An access permit will be required from the Dane County Highway Department and joint use access is recommended.

RESOURCE PROTECTION: There is a small ~¼ acre area of resource protection corridor associated with the 75' wetland buffer setback encroaching onto the southerly portion of the proposed lot.

STAFF: The proposal appears reasonably consistent with town plan policies. There is suitable upland area on which to build without encroaching on the wetland buffer area. As indicated on the attached density study report, the property is eligible for one possible split. Staff recommends that approval be conditioned on the following:

1. Applicant shall record a deed restriction on the balance of the FP-35 zoned property to prohibit further non-farm development in accordance with town of Albion comprehensive plan policies. (Tax PIN #0512-011-8001-5)

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