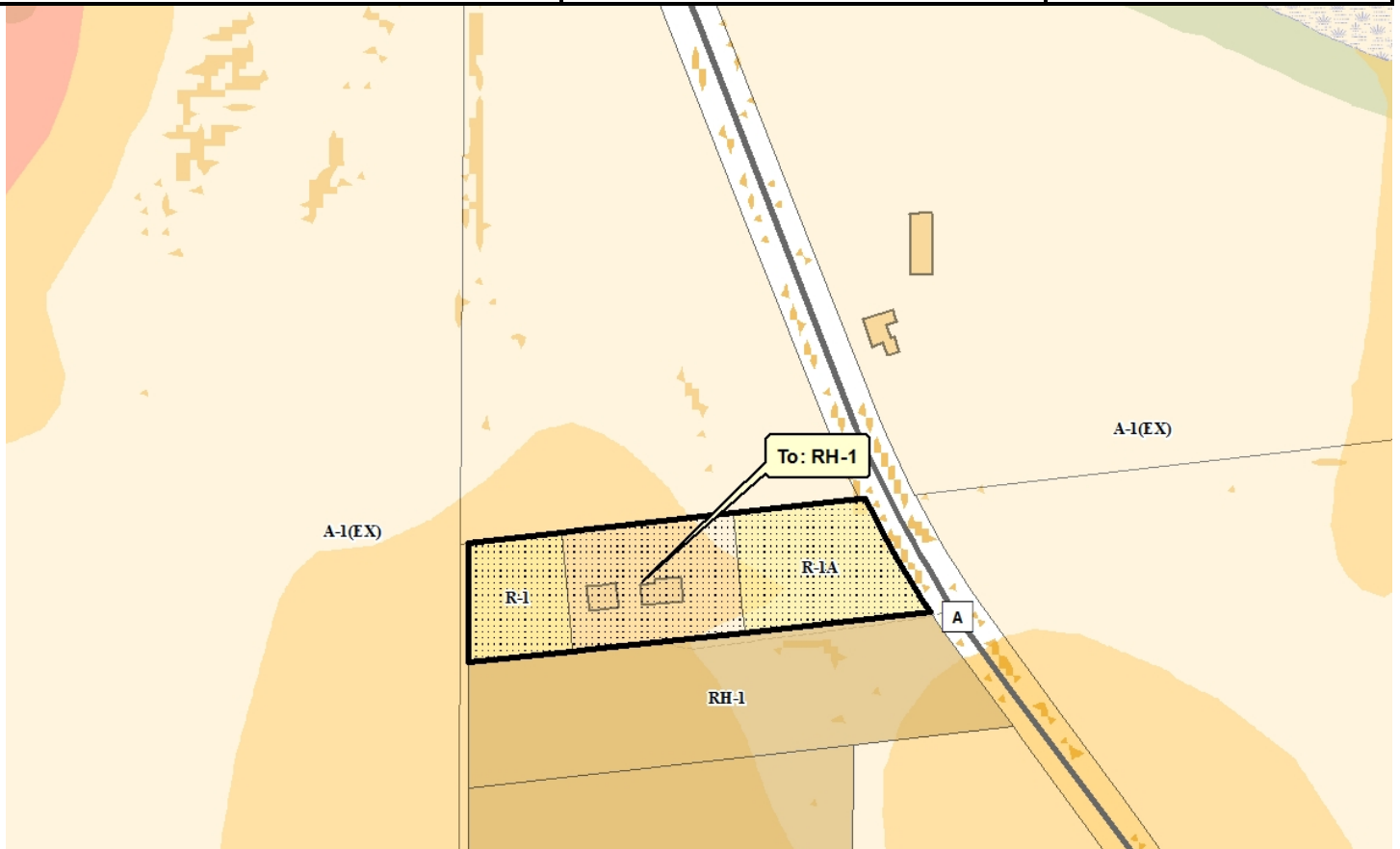




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> April 24, 2018	<i>Petition:</i> Petition 11273
<i>Zoning Amendment:</i> R-1 Residence District TO RH-1 Rural Homes District, A-1EX Agriculture District TO RH-1 Rural Homes District, R-1A Residence District TO RH-1 Rural Homes District	<i>Town/sect:</i> ALBION, Section 16
<i>Acres:</i> .564, 1, 1.18 <i>Survey Req.</i> Yes	<i>Applicant</i> KEVIN R ZUMKEHR
<i>Reason:</i> Compliance for existing structures and land uses	<i>Location:</i> 1194 CTH A



DESCRIPTION: Applicant proposes to bring the existing residential property into zoning and land division compliance by requesting RH-1 zoning and recording a one lot Certified Survey Map for the ~2.5 acre property. The property currently consists of 3 tax parcels zoned R-1, A-1EX, and R-1A.

OBSERVATIONS: Surrounding land uses include scattered rural residences and agriculture/open space. No sensitive environmental features observed. No new development proposed.

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

RESOURCE PROTECTION: No areas of resource protection corridor on the property.

STAFF: The proposal is consistent with town plan policies and will result in a single zoning classification appropriate (RH-1) for the current use and size of the property. Staff recommends approval with no conditions.

April 24th ZLR Meeting: The Committee postponed the petition due to no town action.

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