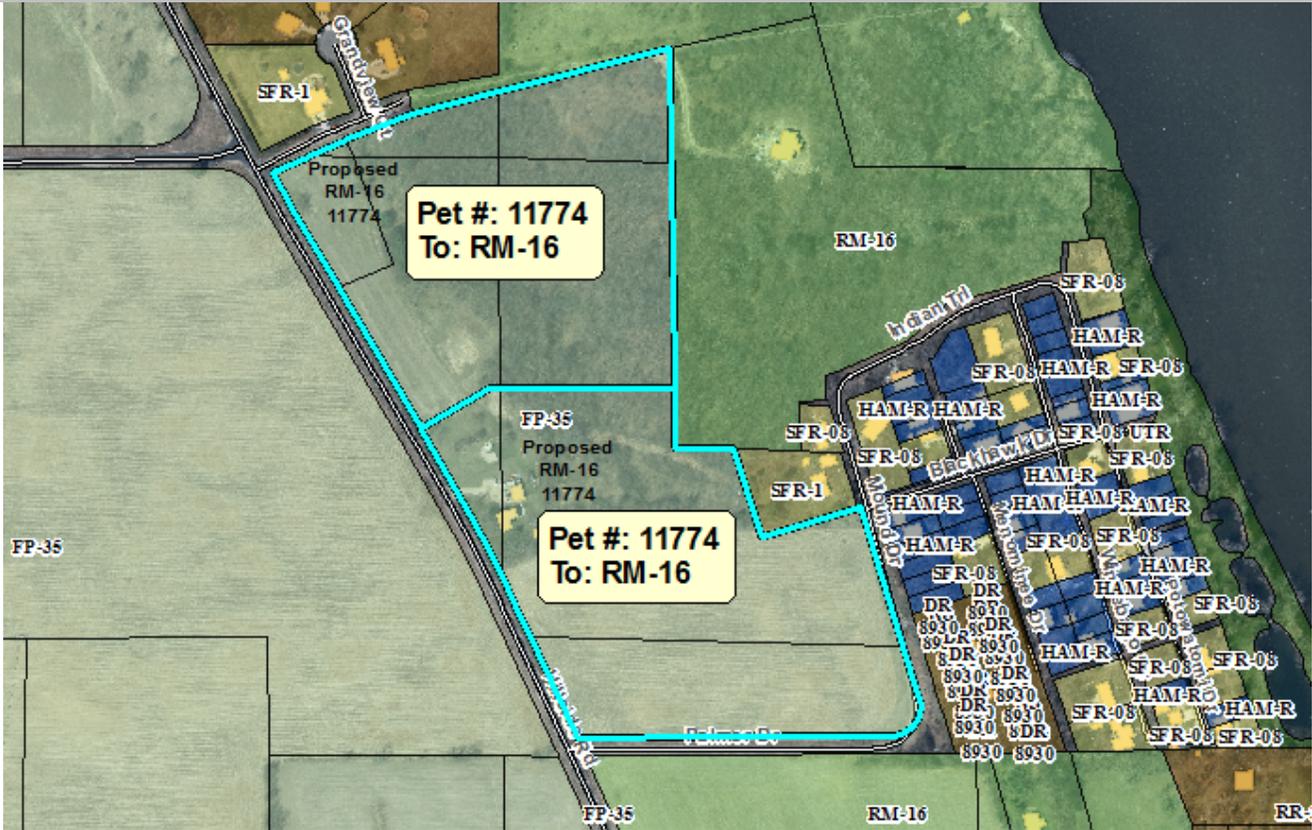


Staff Report  Zoning and Land Regulation Committee	Public Hearing: December 28, 2021	Petition 11774	
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO RM-16 Rural Mixed Use District		
	Size: 18.4,19.8 Acres	Survey Required. Yes	Applicant JASON W JASKULA
	Reason for the request: Expand existing residential lot and consolidate an existing residential lot		Address: 132 Lake Drive Road



DESCRIPTION: Applicant (Jaskula) proposes to sell approximately 18.5 acres to the adjoining owner (Dedolph) and to rezone the balance of ~19.5 acres to RM-16. Dedolph’s parcel would expand from ~17 acres to ~35 acres and be zoned RM-16. The proposal includes a 2 lot Certified Survey Map to accomplish the reconfiguration of parcels. There is no new development, or change in residential density, proposed.

OBSERVATIONS: Existing use of the properties is rural residential, ag, and woodland open space. Surrounding uses include ag / open space, and higher density residential development in the Indian Heights subdivision near Lake Koshkonong. There are areas of steep slope topography located on the property. No new development proposed.

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

RESOURCE PROTECTION: There is an area of resource protection associated with steep slopes over 20% grade. No development proposed that would impact the steep slope areas.

STAFF: As indicated on the attached density study report, the property is not eligible for any additional density units (“splits”). The proposed parcel expansion / reconfiguration would not result in any new development and appears consistent with town plan policies.

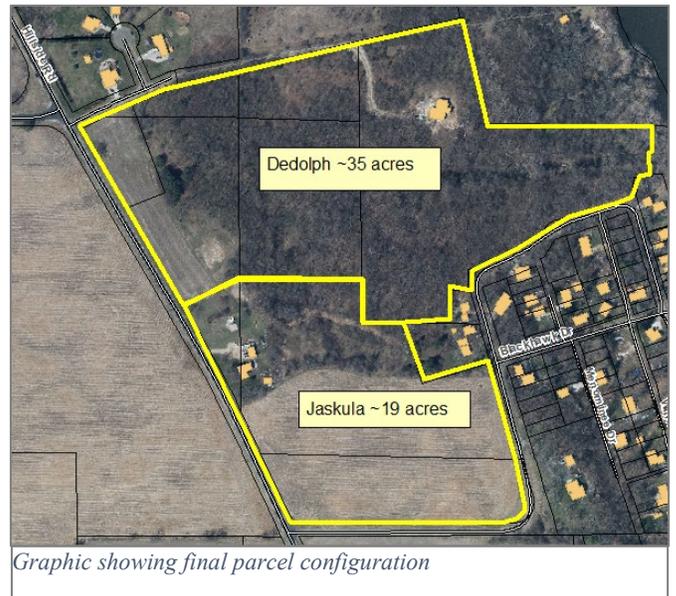
STAFF UPDATE: The town of Albion has approved the petition with a condition requiring a deed restriction to prohibit further land divisions or development.

Staff recommends approval with the town condition:

1. Owners shall record deed restrictions on both RM-16 parcels prohibiting land divisions or further development.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with the following condition: “Deed restrictions shall be placed on both RM-16 parcels prohibiting land divisions or further development.”



Graphic showing final parcel configuration