
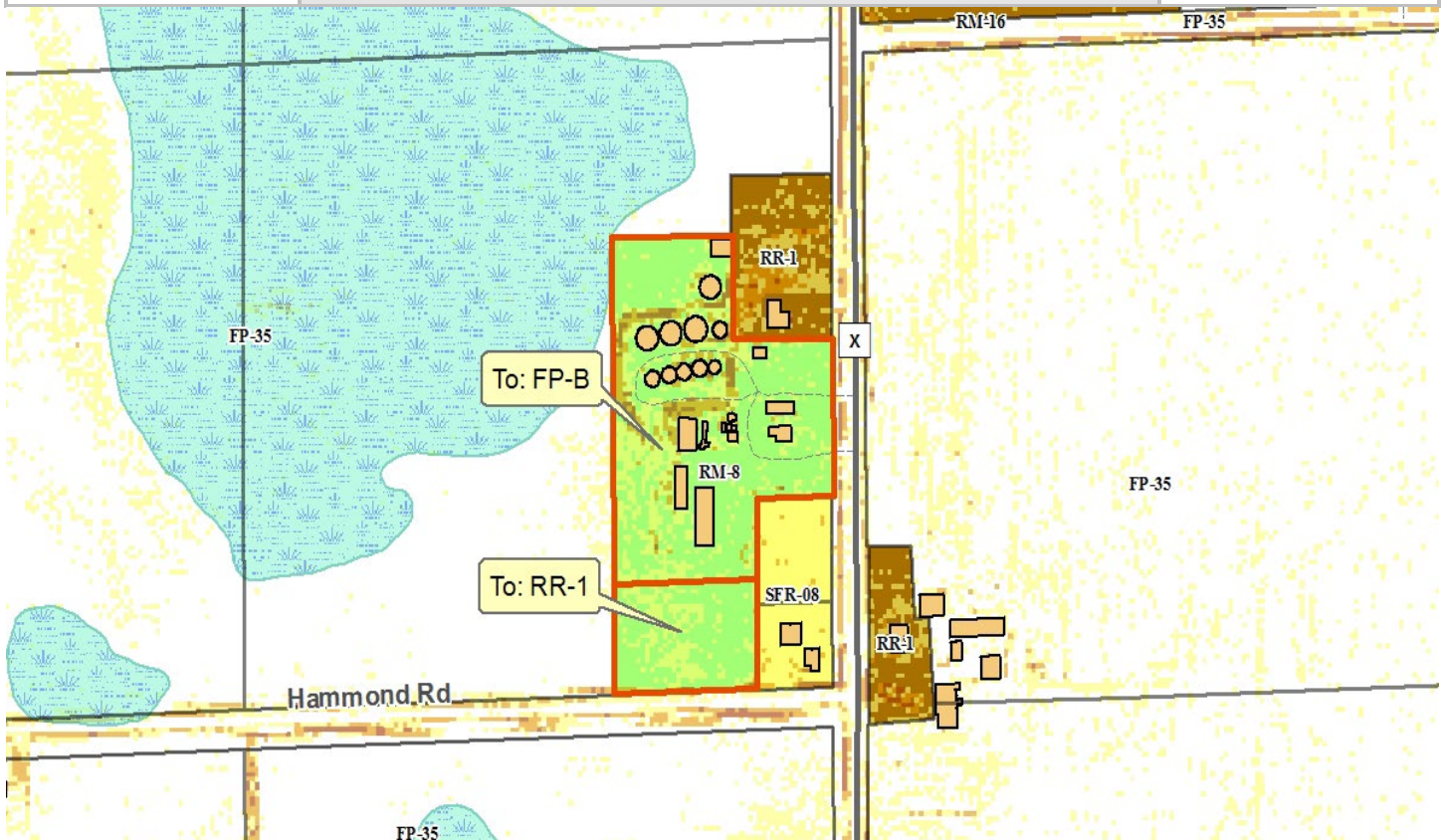


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>July 26, 2022</b>		<b>Petition 11855</b>
	<u>Zoning Amendment Requested:</u> <b>RM-8 Rural Mixed-Use District TO FP-B Farmland Preservation Business District, RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District</b>		<u>Town/Section:</u> <b>ALBION, Section 29</b>
	<u>Size:</u> <b>6.15,1.63 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>G&amp;G BROTHERS PROPERTIES LLC</b>
	<u>Reason for the request:</u> <b>Creating one residential lot</b>		<u>Address:</u> <b>495 COUNTY HWY X</b>



**DESCRIPTION:** Applicant proposes to create a new RR-1 parcel by dividing the existing ~8 acre RM-8 parcel. The farm residence previously located on the RM-8 parcel has been removed. The density unit associated with that residence would be used on the proposed RR-1 parcel.

**OBSERVATIONS:** Existing land uses are agricultural structures. Surrounding land uses are rural residential and agriculture / open space. No sensitive environmental features observed.

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

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

**DANE COUNTY HIGHWAYS:** CTH X is not a controlled access highway. No new access will be permitted on CTH X due to reconfiguration of existing lot. Estimate increase of traffic to be 10 trips per day due to rezone.

**STAFF:** The proposed land division to create a new RR-1 parcel would use the density unit associated with the previous farm residence located on the property.

It appears that FP-1 zoning may also be appropriate to accommodate the continued presence and use of the agricultural buildings located on the property.

FP-B zoning allows for some fairly intensive agricultural and agricultural related uses which may or may not be compatible with the neighboring residences. At a minimum a deed restriction should be placed on the FP-B parcel to prohibit residential development to ensure compliance with the density policy.

Pending receipt of the town's action report on the proposal, as well as any public comment received at the ZLR Hearing, staff recommends approval of the petition with the following condition as well as any conditions that may be required by the town:

1. Deed restrict the FP-B parcel to prohibit residential development.

**STAFF UPDATE:** The petition was postponed at the July 26<sup>th</sup> ZLR committee meeting due to no town action. The town has since approved the petition with the staff recommended deed restriction to prohibit residential development on the FP-B parcel and a requirement that the proposed residential lot be expanded to 2 net acres in size and zoned RR-2.

Staff recommends approval with the following town conditions:

1. Deed restrict the FP-B parcel to prohibit residential development (proposed lot 2 of the Certified Survey Map).
2. Amend the petition to expand the size of the proposed residential lot to 2 net acres to be assigned the RR-2 zoning category (proposed lot 1 of the Certified Survey Map).

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

**TOWN:** Approved with a deed restriction on the FP-B parcel and an amendment to expand the residential parcel to 2 net acres to be zoned RR-2. Conditions reflected in staff update section, above.