



# Staff Report

## Zoning and Land Regulation Committee

Public Hearing: **November 24, 2015**

Zoning Amendment:  
**A-2 Agriculture District to A-2(8)  
Agriculture District and RH-3  
Rural Homes District**

Acres: 10.7, 11.7, 12.1  
Survey Req. Yes

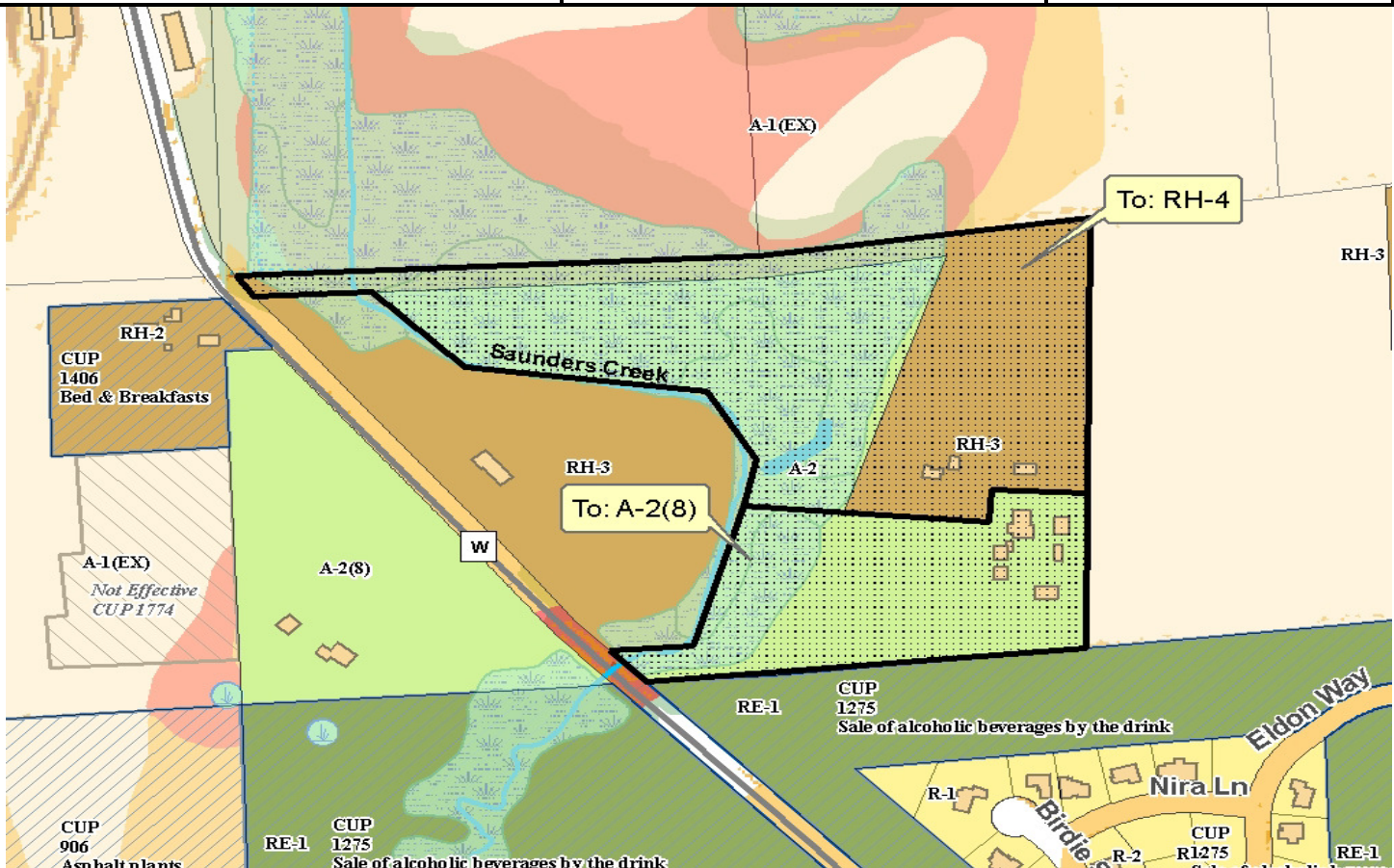
Reason:  
**Shifting of property lines between  
adjacent land owners**

Petition: **Rezone 10916**

Town/sect:  
**Albion  
Section 05**

Applicant  
**Patricia L Paul**

Location:  
**1386 County Highway  
W**



**DESCRIPTION:** The applicant would like to sell lands to an adjacent neighbor.

**OBSERVATIONS:** There are existing residential dwellings and outbuildings on each lot. Both properties are accessed via a joint driveway. Saunders Creek follows the western property line of both lots. The western half of the property contains wetlands and is in a flood hazard area.

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

**HIGHWAY DEPT:** County Highway W is not a controlled access highway. Any alterations to the access to Highway W will need to be permitted by Dane County Highway Department.

**RESOURCE PROTECTION:** The western half of the properties are in the resource protection area due to floodplain, wetland, and proximity to Saunders Creek.

**STAFF:** No new development is proposed. The proposal appears reasonably consistent with town plan policies.

**TOWN:** Approved with no conditions.