
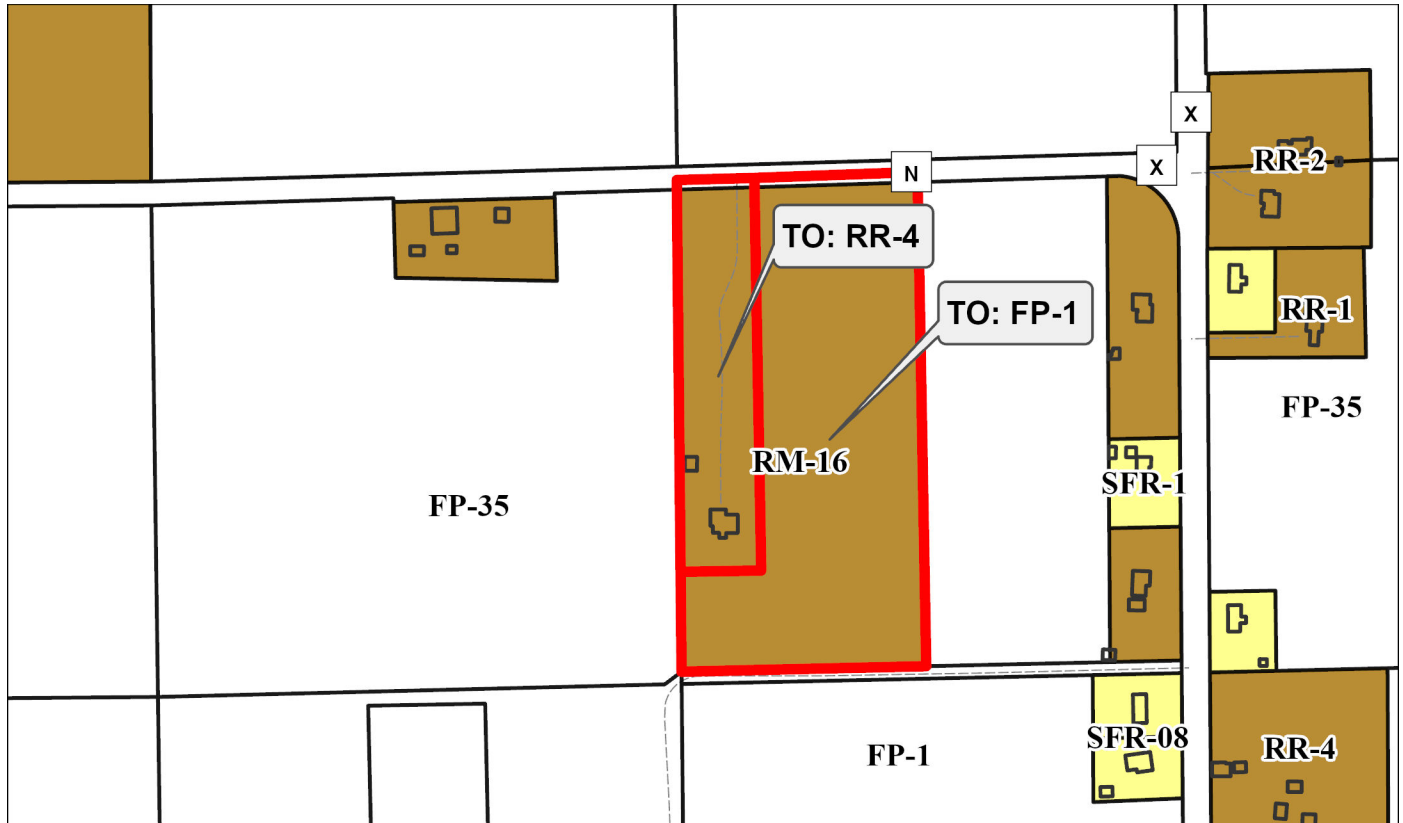


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>July 23, 2024</b>	<b>Petition 12071</b>	
	<u>Zoning Amendment Requested:</u> <b>RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District</b>	<u>Town, Section:</u> <b>ALBION, Section 32</b>	
	<u>Size:</u> <b>4.8, 13.3 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>JILL HERMANSON</b>
	<u>Reason for the request:</u> <b>Separating existing residence from farmland</b>		<u>Address:</u> <b>115 COUNTY HIGHWAY N</b>



**DESCRIPTION:** Jill Hermanson would like to divide her 18-acre property to place the existing farm residence on a separate 4.8-acre residential lot with RR-4 zoning. The remaining 13.3-acre agricultural land would remain as farm land and would be placed in a second lot with FP-1 zoning. The property is currently a certified survey map lot (Lot 1 of CSM #12312) and the division would be done with a new 2-lot CSM.

**OBSERVATIONS:** The proposed lots conform to the requirements of the target zoning districts, including lot size and public road frontage.

The home is currently served by a driveway onto County Highway N. Because the farm land would be separated onto a separate lot, a shared access easement will be needed to ensure the agricultural lot has access to the existing driveway.

**COUNTY HIGHWAY DEPARTMENT:** The property is located on County Highway N which means the County Highway Department handles access permits. No change to the current access is proposed. Confirmation will be needed from the Highway Department as to whether the current access permit needs any updates in light of the land division. Please contact Kevin Eslick 608-283-1486 / cell 608-206-0017 / [eslick.kevin@countyofdane.com](mailto:eslick.kevin@countyofdane.com)

**COMPREHENSIVE PLAN:** The property is located in the town's agricultural preservation area where the density of nonfarm development is limited to one lot / dwelling unit per 35 acres owned as of 6/29/1979. As indicated on the attached density study report, the Hermanson farm unit remains eligible for 1 density unit. The existing lot already used a density unit when it was carved off the original farm. The proposed creation of a new FP-1 agricultural parcel would

not count as a split towards the density limitation. Unless a separate agreement has been reached among the current owners of the original farm unit, it appears the one remaining density unit goes to Roger and Gail Hermanson based on current acreage owned. The proposal appears consistent with comprehensive plan policies.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or [allan.majid@danecounty.gov](mailto:allan.majid@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On July 2, 2024 the Town Board recommended approval of the rezone with no special conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, staff recommends approval of the petition with the following conditions:

1. Applicant shall record an access easement to provide continued access to the agricultural lands (proposed FP-1 lot).

Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.