
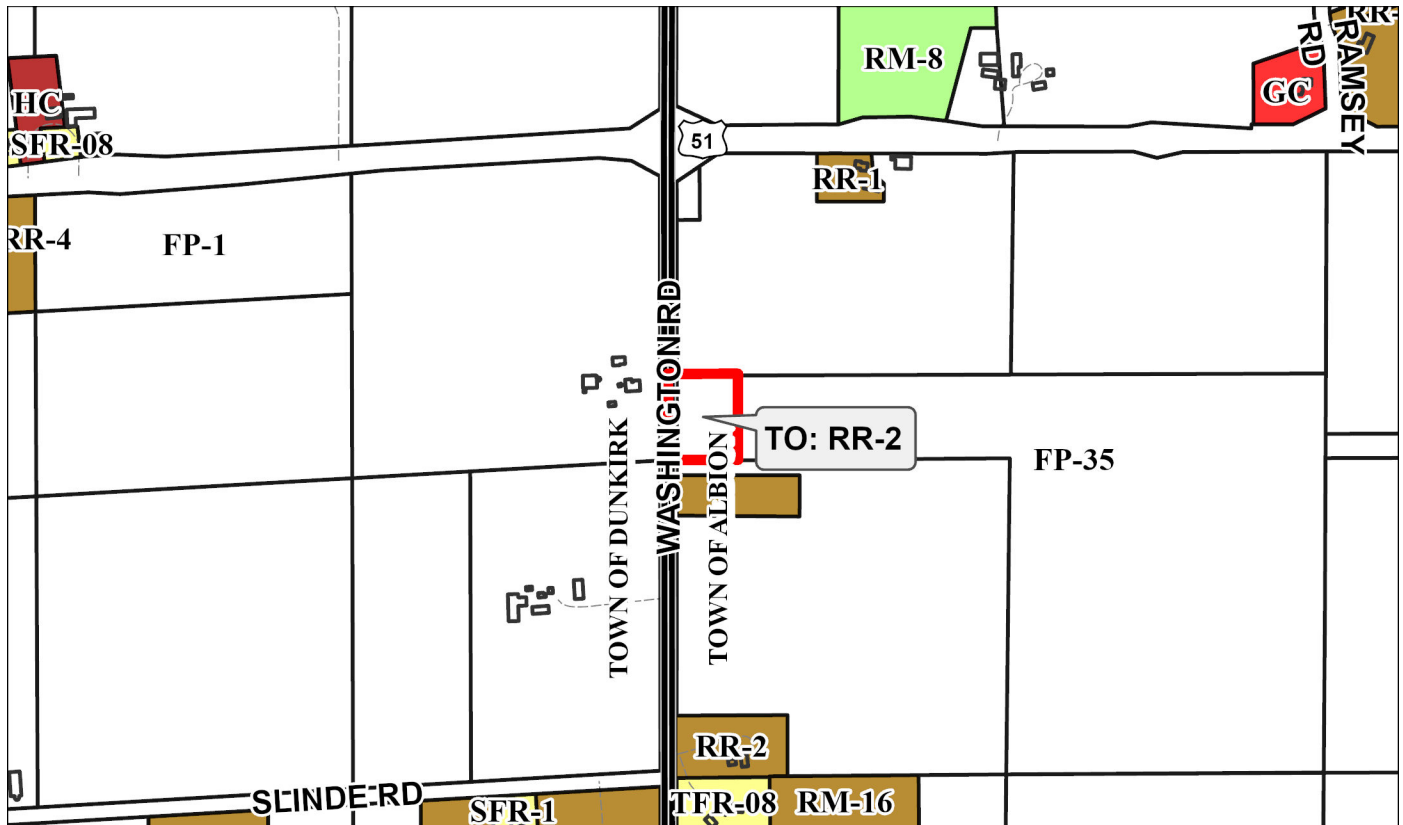


<b>Staff Report</b>    <b>Zoning &amp; Land Regulation Committee</b>	<b>Public Hearing: July 23, 2024</b>		<b>Petition 12062</b>
	<b>Zoning Amendment Requested:</b> <b>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</b>		<b>Town, Section:</b> <b>ALBION, Section 7</b>
	<b>Size: 2.3 Acres</b>	<b>Survey Required: Yes</b>	<b>Applicant:</b> <b>D&amp;A FARM LLC</b>
	<b>Reason for the request:</b> <b>Creating one residential lot</b>		<b>Address:</b> <b>NORTH OF 1246 WASHINGTON ROAD</b>



**DESCRIPTION:** Doug Slaby of D&A Farm LLC would like to create one residential lot with RR-2 zoning, from a 61.6-acre tract of farm land purchased from the Possin Trust. The 250-acre Possin Trust farm was recently auctioned off to various buyers.

**OBSERVATIONS:** The proposed lot conforms to the requirements of the RR-2 zoning district and county ordinances, including lot size and public road frontage. The lot on the final recorded CSM will need to have at least 2.0 acres exclusive of road right-of-way. The road is within the town's jurisdiction so an access permit will be handled by the town.

**COMPREHENSIVE PLAN:** The property is located in the town's agricultural preservation area where the density of nonfarm development is limited to no more than 1 lot/dwelling unit per 35 acres of land owned as of June 29, 1979. As indicated on the attached density study report, the property was part of a larger farm unit entitled to up to 7 density units or "splits". As per the deed recorded in early May 2024, D&A Farm LLC acquired 2 density units along with the ~62 acre property. The proposed rezoning and RR-2 parcel creation appears reasonably 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 (the proposed lot).

**TOWN ACTION:** On June 4, 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 no conditions other than the applicant recording the certified survey map for the new 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.