
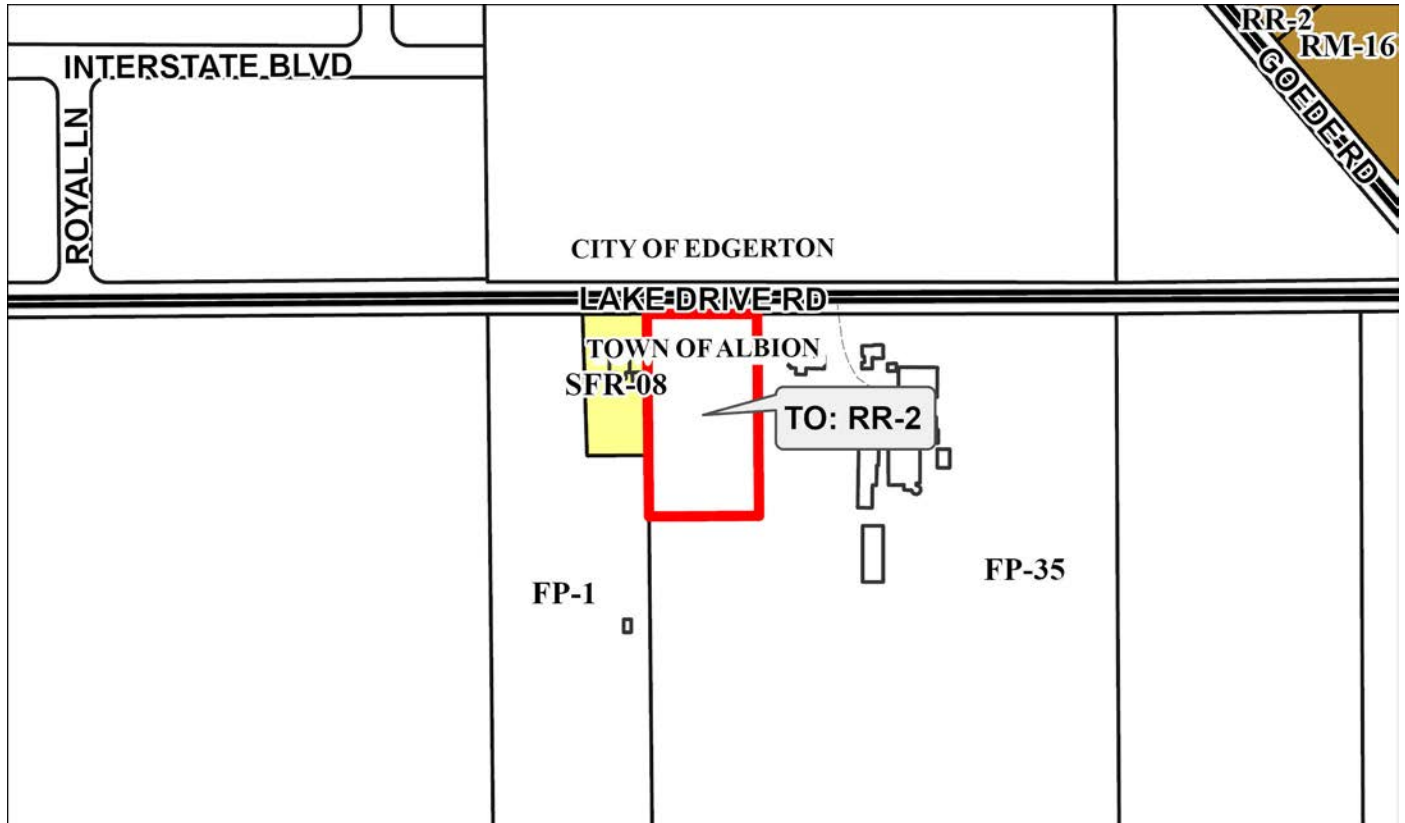


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> June 18, 2024		Petition 12056
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> ALBION, Section 35
	<u>Size:</u> 2 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DAVID KIENBAUM TR
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> WEST OF 427 LAKE DRIVE RD



DESCRIPTION: Applicants wish to create one new two-acre residential lot with RR-2 zoning, from what is roughly a 115-acre farm in the Town of Albion today. The lot would be created via certified survey map (CSM).

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.

The property is subject to the City of Edgerton’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area where the density of development is limited to 1 dwelling per 35 acres owned as of July 1, 1979. As indicated on the attached density study report, the property remains eligible for 3 possible density units, or “splits”. If this petition is approved, two density units will remain.

Pending any concerns raised at the ZLR public hearing, or by the town in the course of its review, the petition 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.

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

TOWN ACTION: On June 4, 2024 the Town Board recommended approval of the petition with no 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 if you have questions about this petition or staff report.