
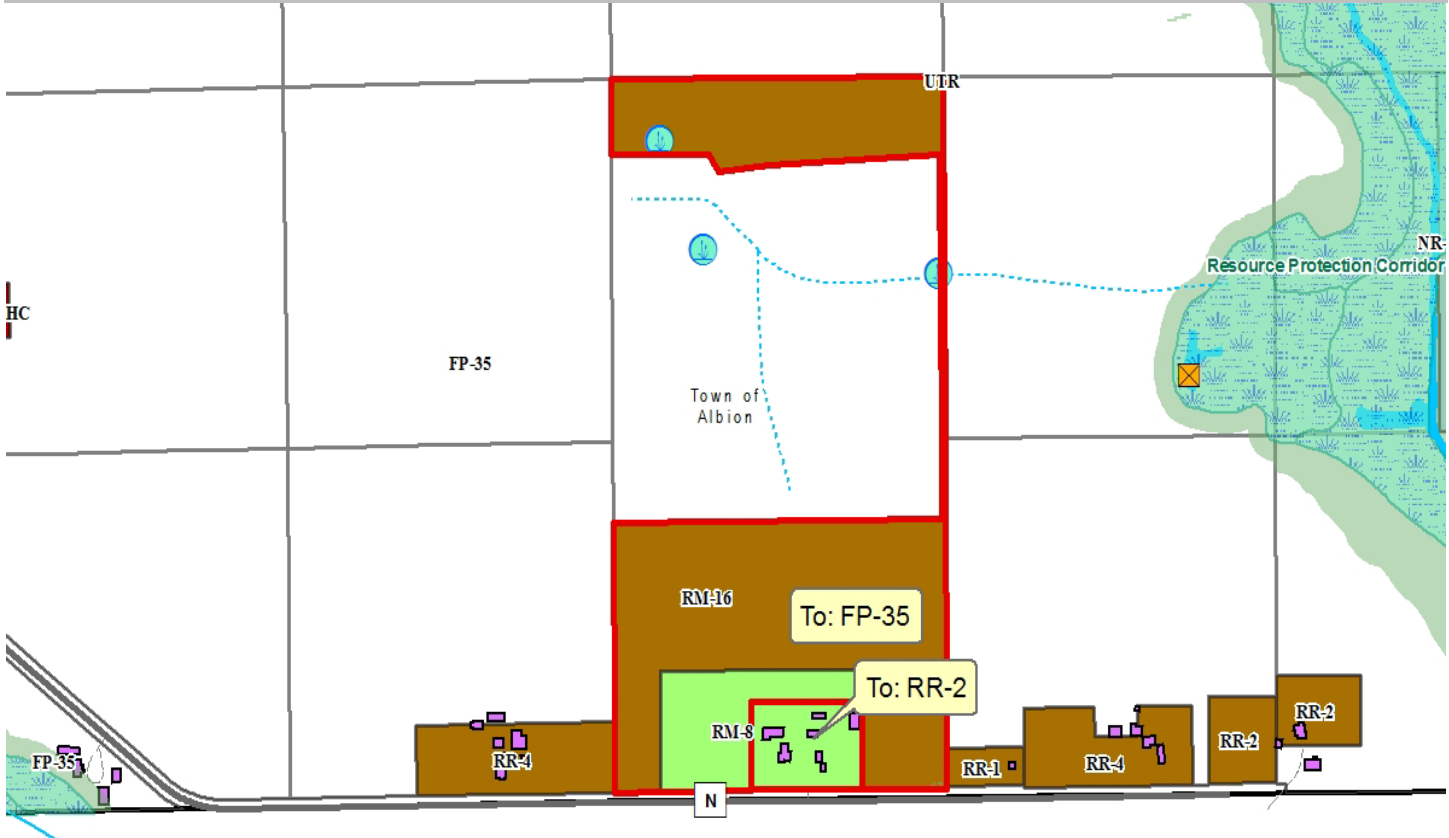


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 25, 2023	Petition 11936	
	<i>Zoning Amendment Requested:</i> RM-8 Rural Mixed-Use District and RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District; RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District	<i>Town/Section:</i> ALBION, Section 33	
	<i>Size:</i> 5.3, 3.7, 31.9 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> ROBERT REYNOLDS
	<i>Reason for the request:</i> Reduce the size of a residential lot		<i>Address:</i> 38 COUNTY HWY N



DESCRIPTION: Applicant Robert Reynolds proposes a rezoning in order to reduce the size of his current RM-8 lot (Lot 2 CSM 11361, which contains the buildings). The lot would be rezoned to RR-2 based on the new lot size; the remaining 5 acres would be rezoned to FP-35 and sold to the adjoining owner, Sayre Family Irrevocable Trust. Once the land is transferred all of the Sayre Trust lands would total over 35 acres.

OBSERVATIONS: The proposed lots would conform to the dimensional and road frontage requirements of the County Zoning and Land Division Ordinances. The proposed RR-2 lot also appears to meet lot coverage requirements. The certified survey map (CSM) will need to include both lots, since the lot line adjustment will modify the boundary of an existing CSM lot.

HIGHWAY DEPT. COMMENTS: CTH N is not a controlled access highway. No new access will be permitted on CTH N due to reconfiguration of lots. Any change of use of existing access requires a permit from the Highway Department. No significant increase of traffic expected due to rezone.

The CSM will be 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. The proposal will effectively erase an existing, though undeveloped, ~31 acre rural residential parcel. As indicated on the attached density study report, a total of 3 density units (or “splits”) will be available to the ~115+ acres of FP-35 zoned land owned by

Sayre. The proposal to shrink the size of the existing lot and consolidate the surrounding farmland under FP-35 zoning is consistent with comprehensive plan policies. (For questions about the town plan, contact Senior Planner Majid Allan at (608) 267-2536 or allan@countyofdane.com)

RESOURCE PROTECTION: There are some isolated wetlands mapped by DNR on the north end of proposed Lot 2 (Sayre property). No concerns for this petition based on no development proposed in that area.

TOWN ACTION: The Town Board recommended approval with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the rezone with no conditions other than recording the new CSM.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com