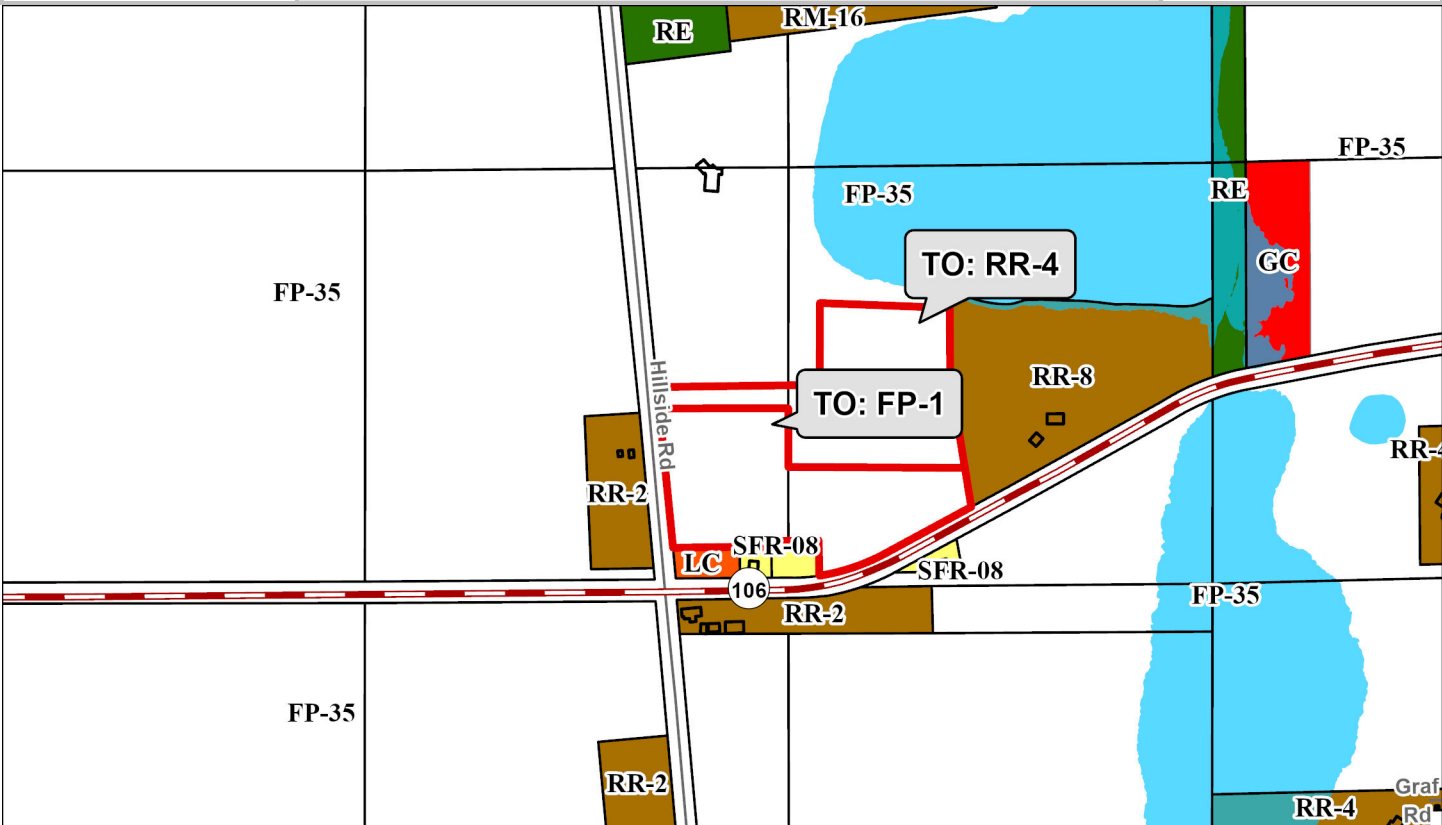


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| <b>Staff Report</b><br><br><br><br><b>Zoning &amp; Land Regulation Committee</b> | <u>Public Hearing:</u> <b>May 5, 2026</b><br><b>Report updated for the May 26<sup>th</sup> ZLR meeting</b>           |                                    | <b>Petition 12254</b>                                |
|                                                                                                                                                                   | <u>Zoning Amendment Requested:</u><br><b>FP-35 Farmland Preservation District TO RR-4 Rural Residential District</b> |                                    | <u>Town, Section:</u><br><b>ALBION, Section 23</b>   |
|                                                                                                                                                                   | <u>Size:</u> <b>7.6 Acres</b>                                                                                        | <u>Survey Required:</u> <b>Yes</b> | <u>Applicant:</u><br><b>CRAZY ACRES INC</b>          |
|                                                                                                                                                                   | <u>Reason for the request:</u><br><b>Creating one residential lot</b>                                                |                                    | <u>Address:</u><br><b>WEST 282 STATE HIGHWAY 106</b> |

**DESCRIPTION:** Kraig Wileman would like to create a new residential lot 7.6 acres in size with RR-4 zoning.

**OBSERVATIONS:** This proposed lot is part of a roughly 85-acre contiguous tract northeast of Hillside Road and State Highway 106. The proposed lot meets county ordinance requirements, including lot size and public road frontage. FP-1 zoning is not needed for the remaining farm land as there is more than 35 contiguous acres remaining.

**HIGHWAY ACCESS:** Proposed access to State Highway 106 requires an access permit from WisDOT. If not already completed, applicant is advised to contact Scot Hinkle at WisDOT (scot.hinkle@dot.wi.gov / 608.246.5334).

**COMPREHENSIVE PLAN:** This petition is in the town's agricultural preservation planning area and is subject to the land use policies related to that designation. The primary policy for this area in relation to new residential development is the density policy, which limits new development to no more than one new dwelling per 35 acres owned as of July 1, 1979. As indicated on the attached density study report, the property remains eligible for 3 density units. If the petition is approved, 2 density units will remain. The proposal appears consistent with the comprehensive plan.

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:** The proposed lot is subject to shoreland zoning requirements, being in proximity to Sweet Lake. The portion of the lot within 300 feet of Sweet Lake is in the primary shoreland zone and subject to impervious surface limits. The remainder of the lot is in the secondary shoreland zone and may require elevated levels of erosion

control during ground-disturbing activities. There is FEMA-mapped floodplain around the lake but it is within the shoreland setback and not on the proposed lot.

**TOWN ACTION:** Town Board recommends approval, with no conditions.

**MAY 5<sup>TH</sup> PUBLIC HEARING:** On May 5<sup>th</sup> the ZLR Committee held the public hearing on the rezone. There was no opposition. They postponed action due to new information received that the landowner intends to have driveway access for the lot on Hillside Road not Highway 106.

**STAFF RECOMMENDATION (updated):** Since the public hearing, the applicant amended the petition by reconfiguring the proposed lot so that it extends westward to have frontage on Hillside Road where the driveway is proposed. The lot is still proposed to have RR-4 zoning. This lot layout would result in a piece of the farm land being separated from the rest of the farm property, thus requiring a rezone of that piece of land to FP-1 (being under 35 acres in size).

The Town of Albion has confirmed they approve of the amendments (see Town Clerk email).

Staff recommends approval of the petition, as amended, with no conditions.

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.