
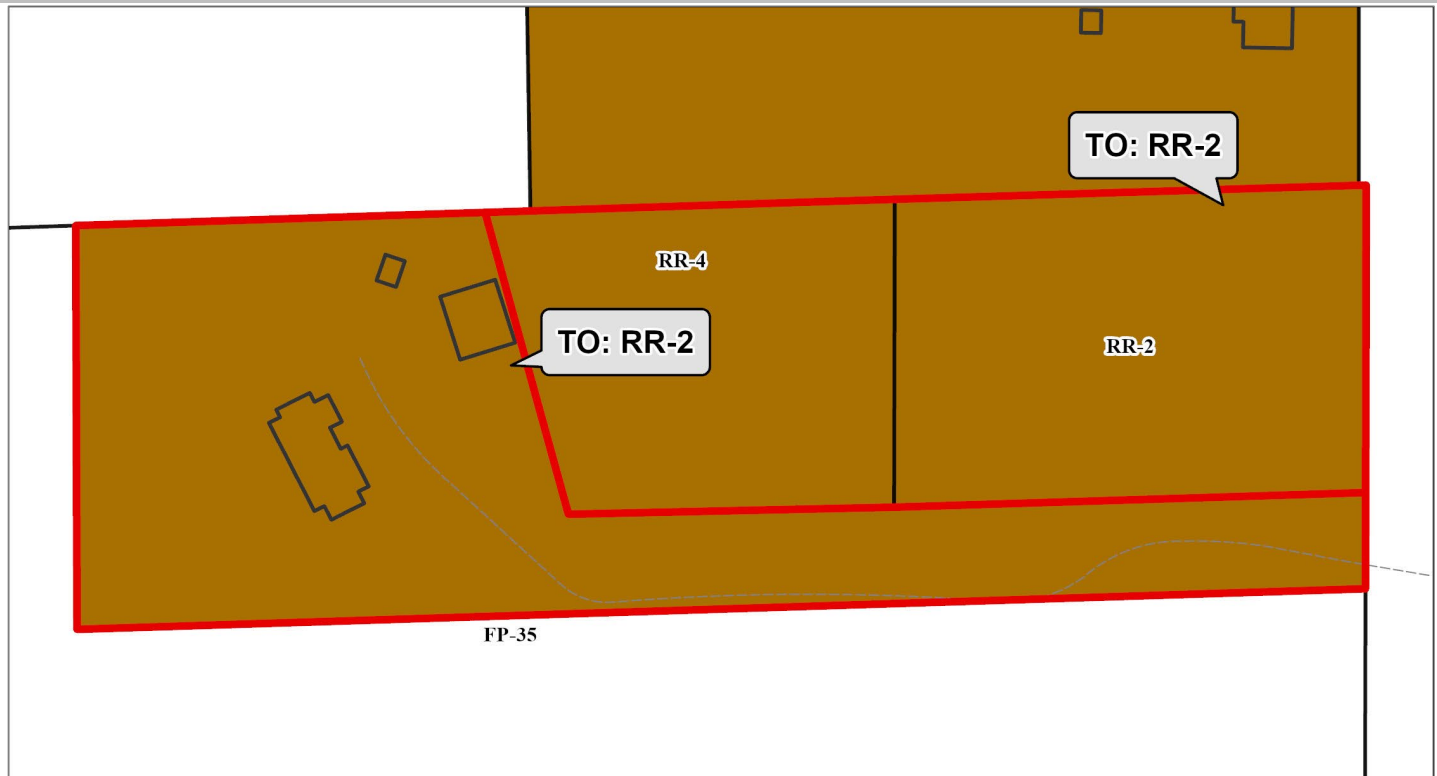


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 22, 2025		Petition 12175
	<u>Zoning Amendment Requested:</u> RR-4 Rural Residential District TO RR-2 Rural Residential District		<u>Town, Section:</u> ALBION, Section 20
	<u>Size:</u> 5 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JEFFREY AND KIM HART
	<u>Reason for the request:</u> ADJUST THE SHARED BOUNDARY BETWEEN TWO EXISTING RESIDENTIAL LOTS		<u>Address:</u> 591 & 593 COUNTY HIGHWAY X



DESCRIPTION: Jeff Hart would like to expand an existing vacant residential lot currently zoned RR-2. The change would be a lot line adjustment between the two lots he owns, which are both certified survey map lots. The vacant lot is the site of the former farmstead, which Hart acquired after buying the other lot. A new certified survey map (CSM) would establish the new lot boundaries, with both lots at 3.5 acres in size and zoned RR-2.

OBSERVATIONS: The proposed lots meet county ordinance requirements including lot size and public road frontage. The existing shed on proposed lot 1 will need to meet minimum setback requirements of the [RR-2 district](#) (minimum 10 ft).

COUNTY HIGHWAY ACCESS: County Highway X is not access-controlled; however, any new or modified driveway requires an access permit from Dane County Highway Department. Lot 2 does not have an Access Permit. No new access will be permitted on CTH X except for the existing accesses to Lot 1 and Lot 2 due to the reconfiguration of lots. Preliminary CSM comments are not fully included in this review; comments will include showing “no access” areas, showing existing accesses, dedicating ROW for highway use (40’), etc. For more information, please contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: The property is located in the town’s agricultural preservation area. The comprehensive plan policies for this area focus primarily on limiting nonfarm development to a very low density. With no additional farmland affected by the proposal, the proposed lot line adjustment appears reasonably consistent with comprehensive plan policies. For questions about the plan, please contact 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 properties.

TOWN ACTION: On July 1st the Town Board recommended approval with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval subject to the applicant recording the new CSM. Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.