
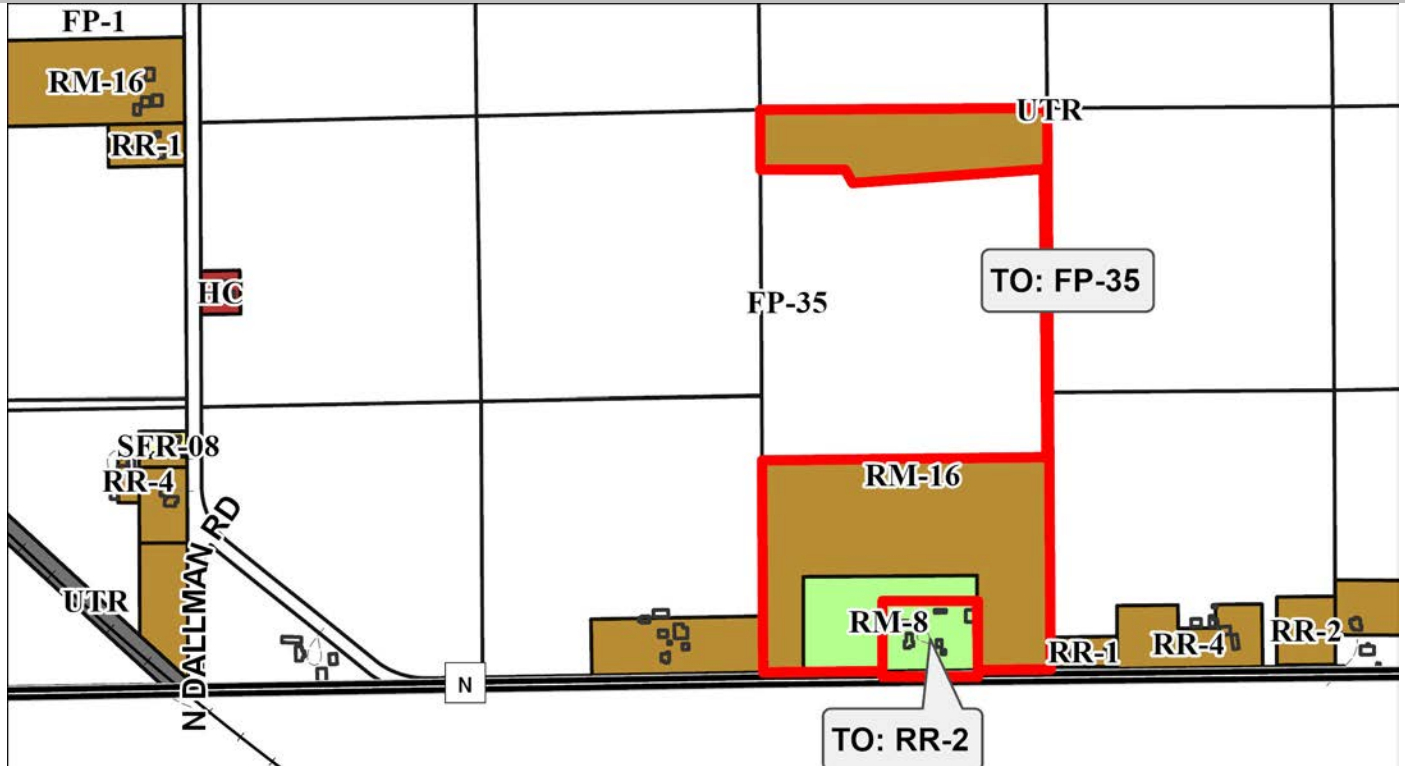


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>September 24, 2024</b>		<b>Petition 12087</b>
	<u>Zoning Amendment Requested:</u> <b>RM-8 Rural Mixed-Use District and RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District; RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District</b>		<u>Town, Section:</u> <b>ALBION, Section 33</b>
	<u>Size:</u> <b>5.3,3.7,31.9 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant:</u> <b>ROBERT REYNOLDS</b>
	<u>Reason for the request:</u> <b>REDUCE THE SIZE OF A RESIDENTIAL LOT</b>		<u>Address:</u> <b>38 COUNTY HIGHWAY N</b>



**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 size; the remaining acreage would be rezoned to FP-35 and sold to the adjoining owner, Sayre Family Irrevocable Trust.

This petition is a do-over of former rezone petition #11936 from 2023, which was approved but expired after the owners were unable to get all signatures for recording the CSM before the 90-day expiration date.

**OBSERVATIONS:** The proposed lot boundaries conform to zoning district and county ordinance requirements including public road frontage and building coverage. The narrow width on a portion of the larger lot is an existing condition. 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. After the land transfer all of the Sayre Trust lands would total over 35 acres.

The CSM will be subject to the City of Edgerton’s extraterritorial jurisdiction for land division reviews.

**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.

**COMPREHENSIVE PLAN:** The property is located in the town’s agricultural preservation area. The proposal to reduce the size of the existing residential lot will facilitate continued agricultural use of the cropland and is 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 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 approved the rezone on September 10<sup>th</sup> 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.

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.