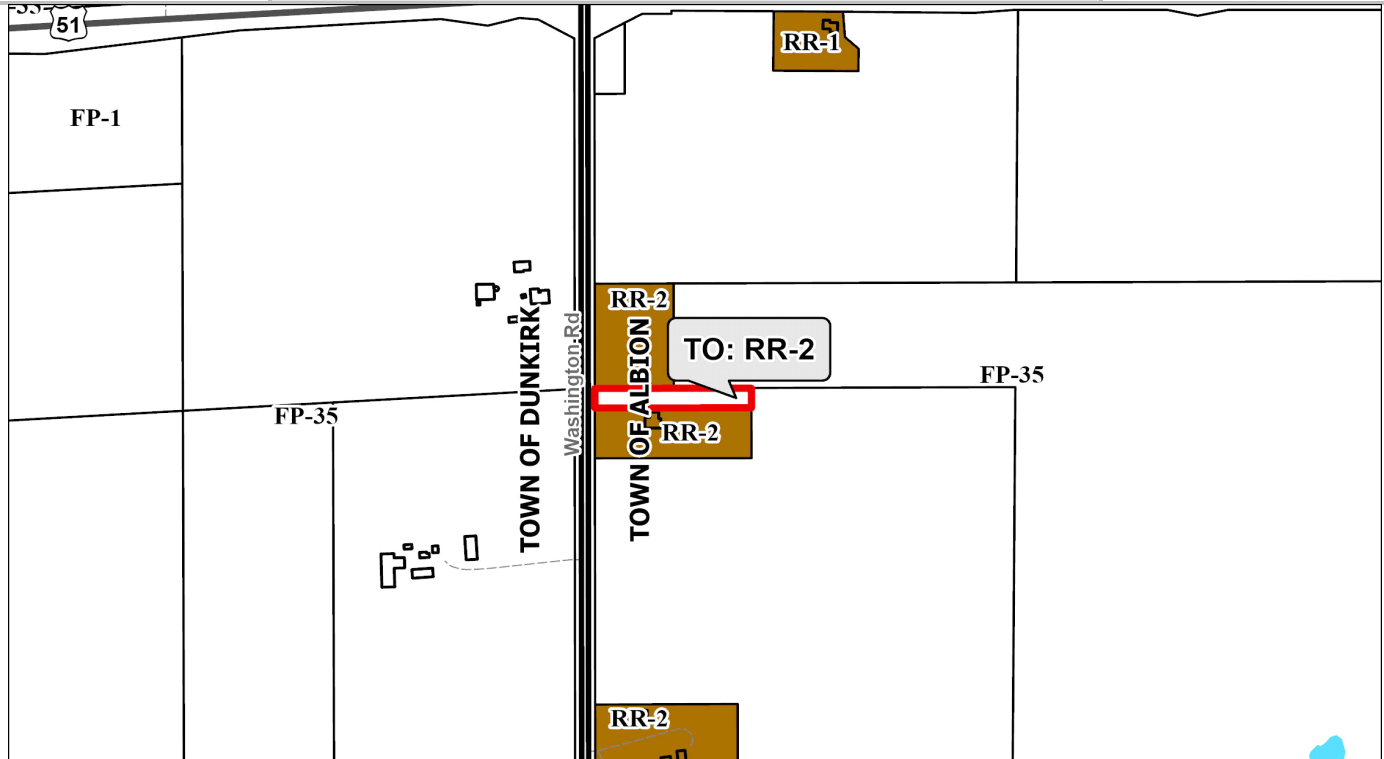


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 28, 2026		Petition 12298
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<u>Town, Section:</u> ALBION, Section 7
	<u>Size:</u> 0.78 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> DONALD AND MARGO BENSON
	<u>Reason for the request:</u> EXPANDING THE SIZE OF A RESIDENTIAL LOT		<u>Address:</u> 1246 WASHINGTON RD.



DESCRIPTION: The Bensons propose to expand the size of their existing rural residential lot by adding 0.78 acres of adjoining land. No new structural development is proposed and there would be no net change in residential density.

OBSERVATIONS: The proposed lot configuration meets county ordinance requirements for lot size, public road frontage, building setbacks, and lot coverage by buildings. Expanding the lot will place the current driveway on the lot that it serves, and will close a gap that currently exists between the Benson lot and the residential lot to the north.

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 proposed rezoning and lot expansion is consistent with the 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: The subject property is an existing wooded area situated between the two neighboring residential lots. No sensitive environmental features are present on the property being rezoned.

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

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.