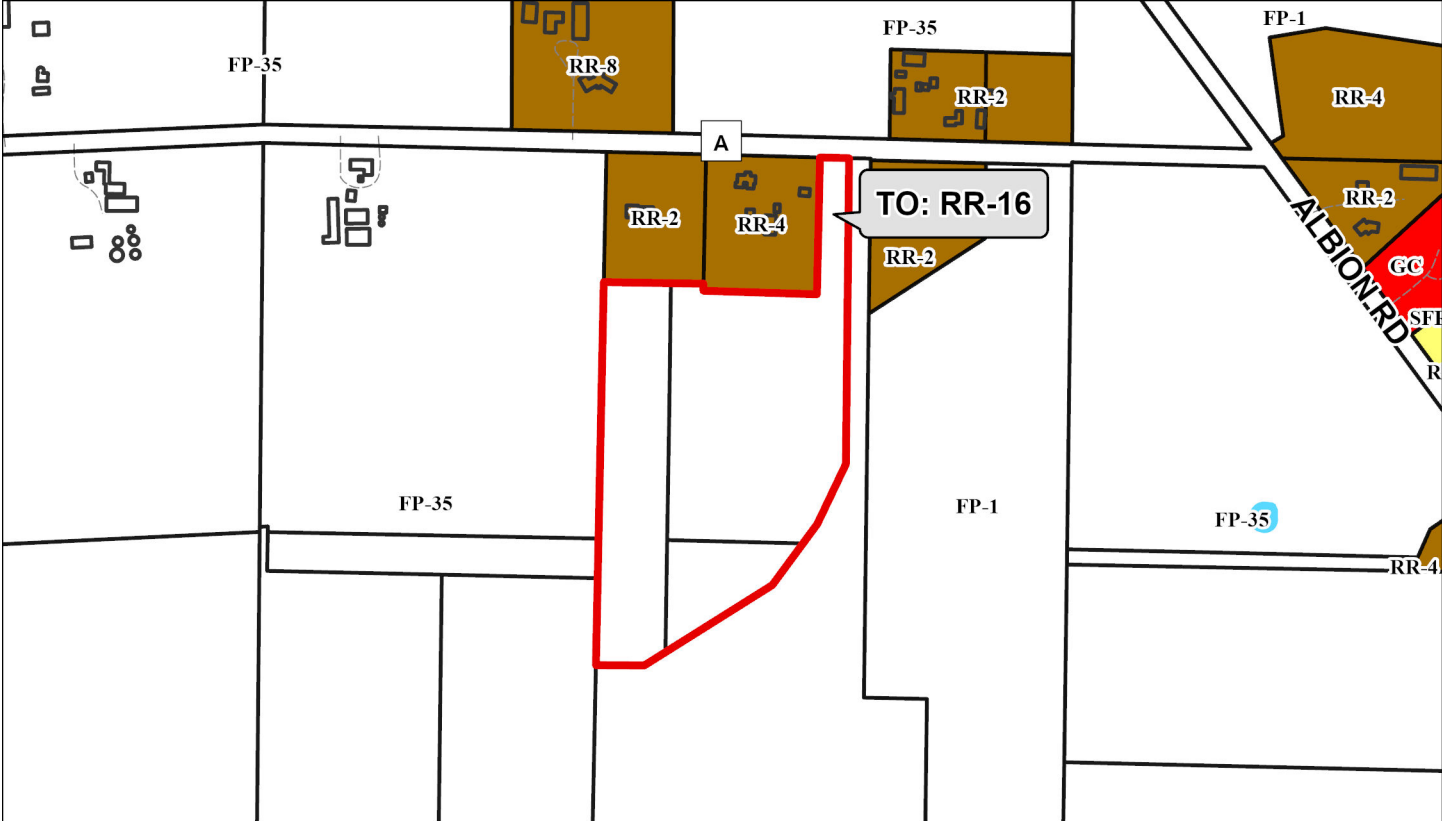


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> October 28, 2025		Petition 12206
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-16 Rural Residential District		<u>Town, Section:</u> ALBION, Section 21
	<u>Size:</u> 21.4 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> TODD & GARY OLSON
	<u>Reason for the request:</u> Creating one residential lot		<u>Address:</u> SOUTH OF 1277 COUNTY HWY A



DESCRIPTION: Applicant would like to create one residential lot, 21.4 acres in size with RR-16 zoning.

OBSERVATIONS: The proposed RR-16 lot meets county ordinance requirements including lot size, lot width, and public road frontage. The land would be established as a certified survey map (CSM) lot, which will resolve a previous illegal land division. The property was divided and sold to different land owners Under Dane County's Land Division ordinance (as updated in 1998), any division of lands that results in a parcel 35 acres in size or less must be done via plat or certified survey map.

COUNTY HIGHWAY: Before a zoning permit can be issued, a driveway access permit must be obtained from the Dane County Highway Department. Applicants are advised to contact Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov.

COMPREHENSIVE PLAN: The property is located in a designated agricultural preservation area. Development in these areas is limited to a low density – 1 dwelling per 35 acres owned as of June 29, 1979. As indicated on the attached density study report, the property remains eligible for 2 density units, or "splits". Town plan policies specify a minimum lot size of 2 acres. While it does not indicate a maximum lot size, the plan indicates that, "...Landowners are encouraged to remove only as much from agricultural production as needed to provide a usable yard area and sufficient area for private septic systems and water supply..."

The 21-acre property is comprised entirely of ag land. In order to conform to the town policy, consideration should be given to identifying a building envelope that would minimize farmland conversion.

For questions about the comprehensive plan, please contact Senior Planner Majid Allan at (608) 267-2536 or Allan.Majid@danecounty.gov.

RESOURCE PROTECTION: An erosion control permit is required from Dane County Land and Water Resources Department for any proposed new driveway more than 125 feet long, or for any land disturbance of over 4,000 square feet. Applicants are advised to contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

Portions of the eastern edge of the property may be subject to 75-foot buffer from wetlands that appear on DNR maps over the adjacent lands. No concerns as no development is proposed within these areas.

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

STAFF RECOMMENDATION: As noted above, the town has approved the proposal with no requirement for a building envelope, and staff has no environmental concerns. The applicants have obtained an access permit from Dane County Highway Department. 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.