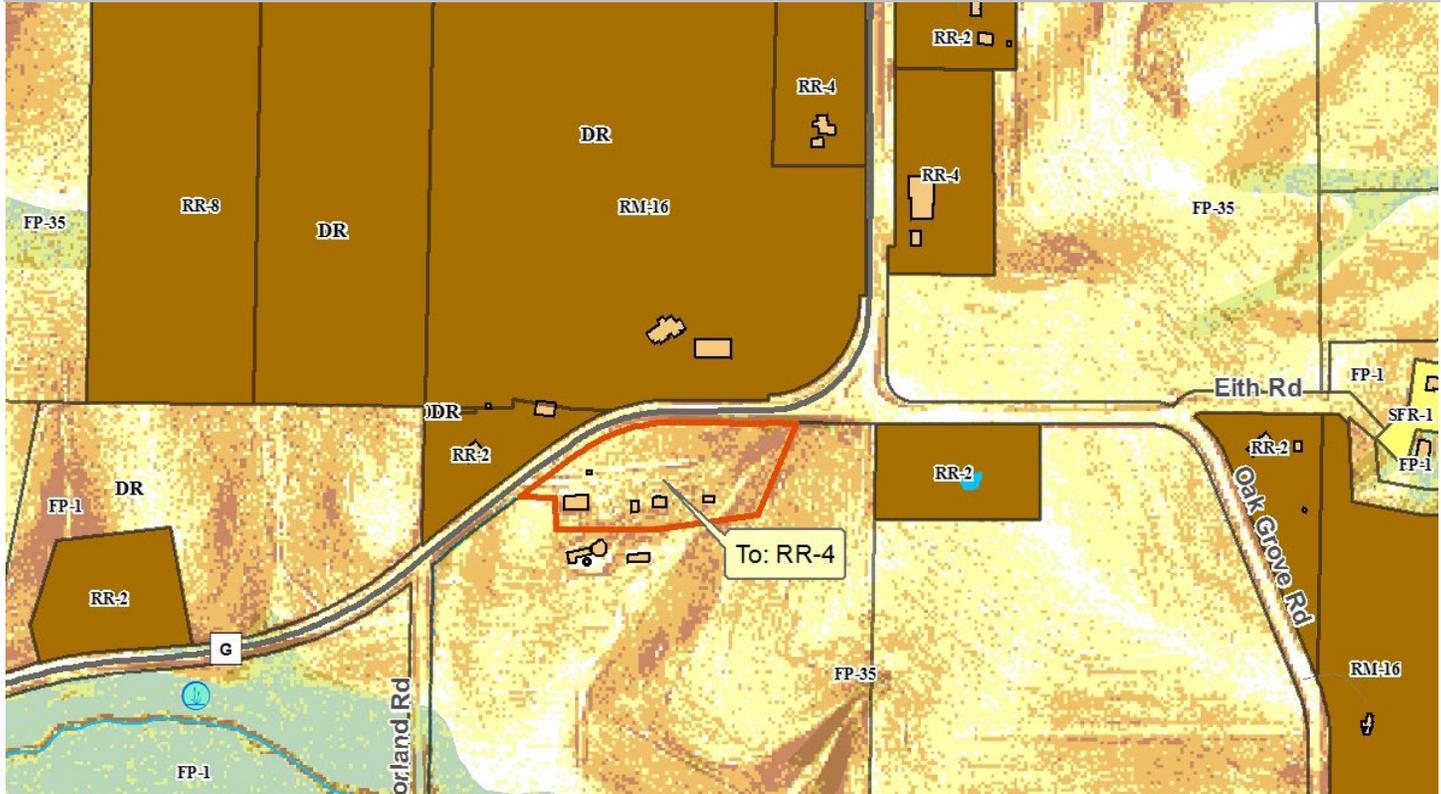


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 24, 2022	Petition 11828	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> PRIMROSE, Section 9
	<i>Size:</i> 4.06 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> DOUGLAS B & GAIL DAHLK
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Address:</i> 8815 COUNTY HWY G



DESCRIPTION: Landowner seeks to rezone 4.06 acres from the FP-35 Farmland Preservation zoning district to the RR-4 Rural Residential zoning district to separate an existing farmhouse from the balance of the farm.

OBSERVATIONS: Proposed lots conform to area and road frontage requirements of the Dane County Zoning and Land Division Ordinances.

TOWN PLAN: Property is in a farmland preservation area under the *Town of Primrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at one unit per 35 acres owned as of 12/16/1985. Separation of existing farm residences is exempt. If Petition 11828 is approved, there will be one potential homesite remaining on the 1985 farm.

RESOURCE PROTECTION: There are no mapped resource protection corridors within 300 feet of the site.

STAFF: Recommend approval with no conditions.
Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: On March 7, 2022, the Town of Primrose board voted to recommend approval with conditions that there be “shared use of driveway; southern portion access to be for farm use only.” *Staff note: these conditions are best handled through the town’s driveway ordinance.*