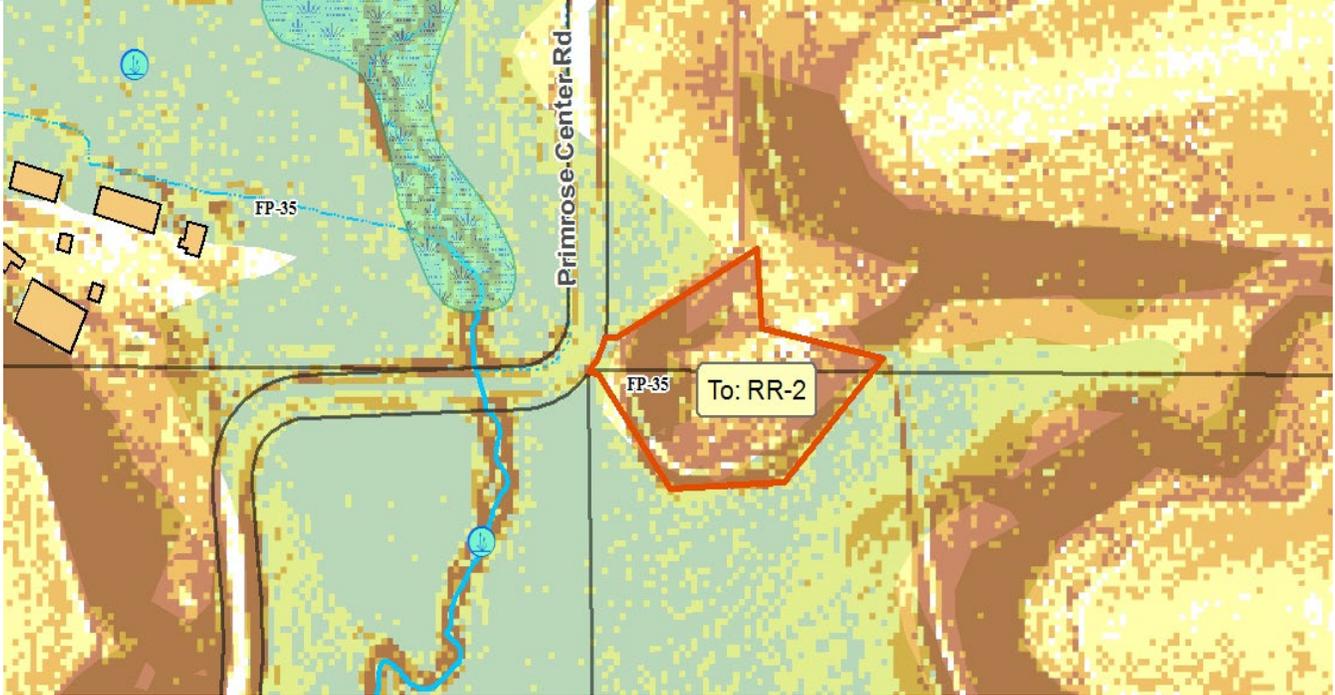


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> October 26, 2021		Petition 11747
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> PRIMROSE, Section 33
	<i>Size:</i> 2.19 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> BABLER REV TR, DAMION D & EMILY M
	<i>Reason for the request:</i> Creating one residential lot		<i>Address:</i> 288 PRIMROSE CENTER ROAD



DESCRIPTION: Applicants are seeking to create a new ~2 acre RR-2 (Rural Residential) zoned parcel which would be used to build residence for the parents of the farm owner.

OBSERVATIONS: Current land use of the property is woodland / open space. Surrounding land uses are agriculture / open space, and scattered rural residences. There is some steep slope topography on the property with grades ranging from 12-20+%. It appears there is are suitable areas on which to build that would avoid the area of slopes over 20%. An existing field road would be utilized for the driveway to Primrose Center Road. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection associated with slopes over 20% grade is present on the westerly 1/3 of the proposed new parcel.

STAFF: As indicated on the attached density study report, the property remains eligible for 4 density units (“splits”) provided any development proposal abides by the town of Primrose residential siting criteria (so-called “option A”). The proposal appears reasonably consistent with town plan policies.

Staff recommends approval with no conditions. Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with no conditions.