
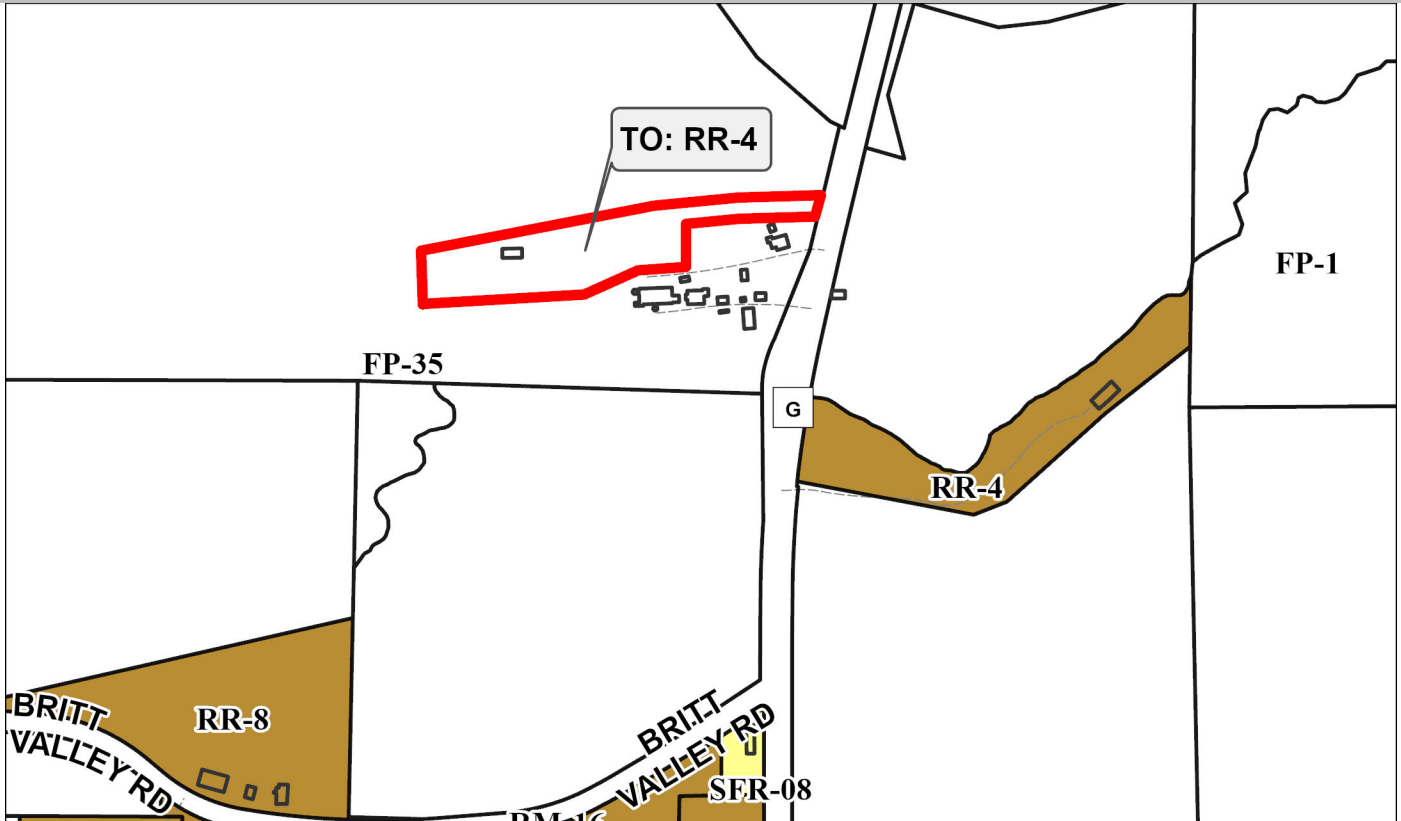


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 27, 2024		Petition 12013
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-4 Rural Residential District		<i>Town/Section:</i> PRIMROSE, Section 4
	<i>Size:</i> 4.5 Acres	<i>Survey Required:</i> Yes	
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant:</i> DAVID J RHINER
			<i>Address:</i> WEST OF 8774 COUNTY HWY G



DESCRIPTION: Applicant wants to create one new 4.5-acre residential lot with RR-4 zoning. The lot would use a shared driveway with the existing farm immediately to the south.

OBSERVATIONS: The proposed lot meets the requirements of the RR-4 zoning district, including lot size, lot width and public road frontage. The site contains a small agricultural shed building with open sides. There is also an existing septic field that has been inspected and confirmed to be viable for use for a new home; it was used for by a family member who once lived on site temporarily.

The site contains steep terrain, being on the southern slope of a hill that extends back to the north and west. The proposed lot is in proximity to FEMA-mapped floodplain (Zone A) that is present along the West Branch Sugar River on the farmland to the south. The floodplain has no established base flood elevation, but the floodplain extends up to roughly 915 feet in elevation. The proposed lot is upland of the floodplain, with the lowest elevation at approximately 907 feet in the far southwest corner; almost the entire lot is above 920 feet in elevation.

DANE COUNTY HIGHWAY: The proposed lot would share a driveway access with the farm to the south on County Highway G. County Highway staff comments state that CTH G is not a controlled access highway. No new access will be permitted on CTH G due to reconfiguration of lots. Any change of use of existing accesses or additional residence requires a permit from the Highway Department. Estimated increase of traffic is 10 trips per day due to rezone. The applicants have confirmed their plans with Highway staff but have not yet applied for the permit. A shared access easement agreement will be needed for the residential lot.

COMPREHENSIVE PLAN: Property is within a farmland preservation area under the *Town of Primrose/Dane County Comprehensive Plan*. Residential development is capped at one unit per 35 acres owned as of 12/16/1985. If Petition 12013 is approved, there will be two potential development sites remaining on the property. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: Shoreland zoning regulations apply to the property within 300' of the West Branch Sugar River, a perennial stream located to the south of the proposed lot on the Rhiner farm. A shoreland erosion control permit will be needed for any new construction.

TOWN ACTION: The Town Board recommended approval of the rezoning petition conditioned up a shared driveway agreement being recorded for access onto County Highway G.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions:

1. The applicant shall obtain a shared driveway access permit from the Dane County Highway Department prior to site development.
2. A shared driveway access easement shall be recorded with the Register of Deeds to provide access for the new lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com