



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:
A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District

Acres: 2,19
Survey Req. Yes

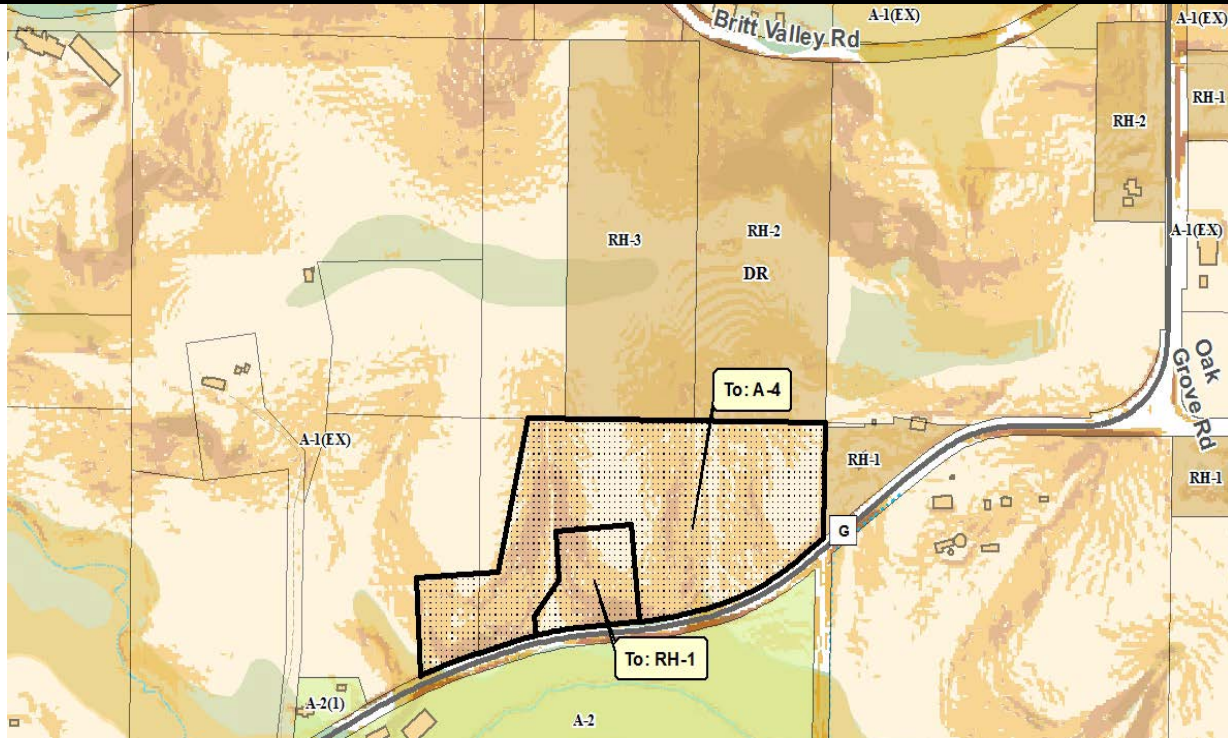
Reason:
Creating one residential lot

Petition: **Petition 11319**

Town/sect:
PRIMROSE, Section 8

Applicant
DIANN L CAMPBELL

Location:
1000 FEET EAST OF 8840 COUNTY HIGHWAY G



DESCRIPTION: Landowner would like to rezone a total of 21 acres from the A-1(ex) zoning district to create two lots: a 2-acre lot in the RH-1 zoning district for a new single-family residence; and a 19-acre lot in the A-4 district to be sold for continued agricultural / woodland use.

OBSERVATIONS: The proposed A-4 lot includes a densely wooded hillside. Residential development is not permitted in the A-4 district. The proposed RH-1 lot includes a natural clearing where the house would be located.

COUNTY HIGHWAY DEPT: County Highway G is not a controlled access highway. Joint use access will be required. Access location will be difficult due to terrain. County Highway Access permit is required for joint use.

TOWN PLAN: The property is within a Farmland Preservation Area in the adopted *Town of Primrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum of one unit per 35 acres owned as of 12/16/1985. If Petition 11319 is approved, there will be 1 potential homesite remaining on the parent farm. New development must meet town siting criteria.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: Recommend approval with town-recommended condition.

TOWN: On 7/2/2018, the Town Board voted to recommend approval with a condition that the balance of parcel 0507-084-8001-9 be deed restricted to limit future development to no more than one additional lot, not to exceed an area of 12 acres.