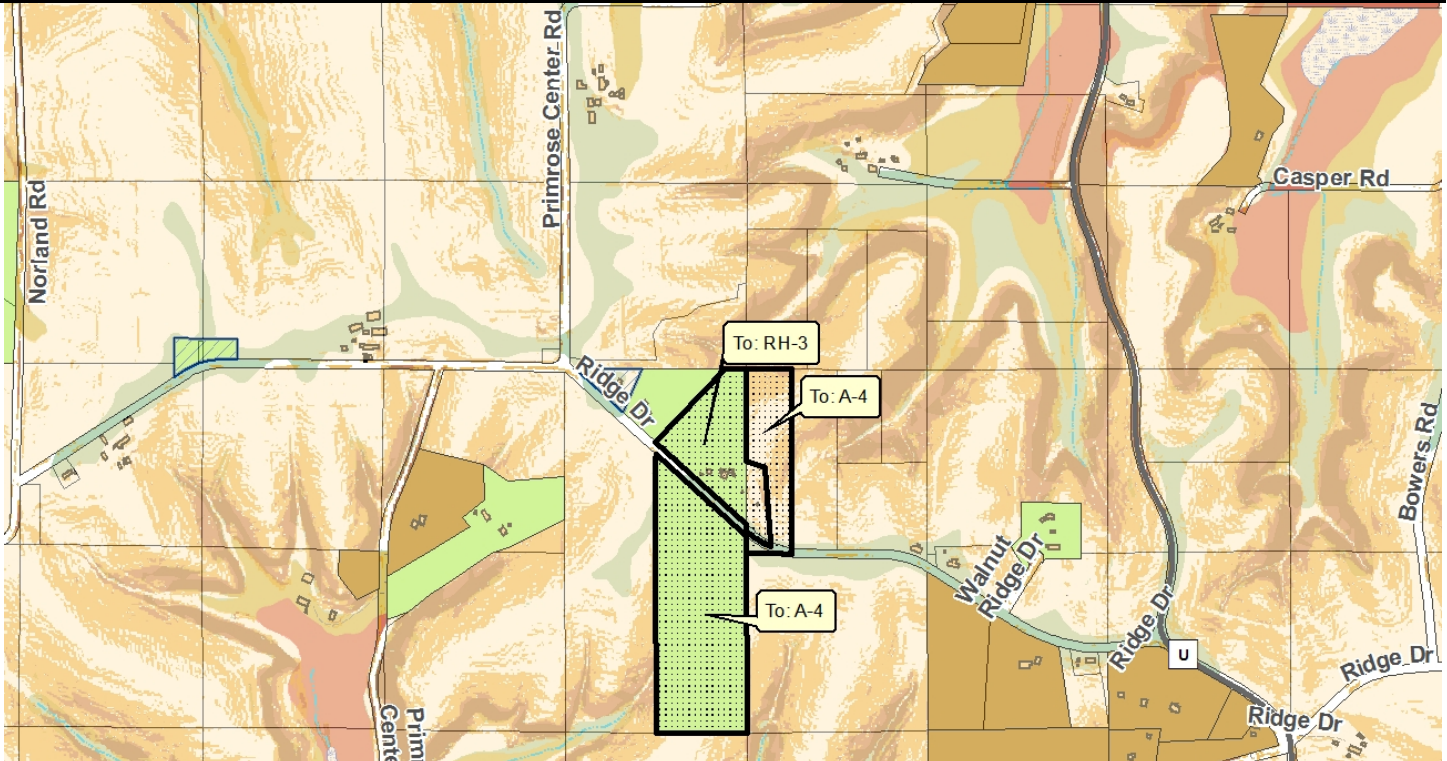




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> December 11, 2017	<i>Petition:</i> Petition 11222
<i>Zoning Amendment:</i> A-1EX Agriculture District and A-2 (8) Agriculture District TO RH-3 Rural Homes District, A-1EX Agriculture District and A-2 Agriculture TO A-4 Agriculture District	<i>Town/sect:</i> PRIMROSE, Section 28
<i>Acres:</i> 9.82,1.77,8.4,26.46 <i>Survey Req.</i> Yes	<i>Applicant</i> STEPHEN D FLACH
<i>Reason:</i> Separating existing residence from farmland	<i>Location:</i> 8716 RIDGE DRIVE



DESCRIPTION: The applicant would like to reconfigure the lot lines of a recently approved zoning petition, #11120, to address a lending issue.

OBSERVATIONS: There is an existing residence on the property located north of Ridge Drive. The landowners are in the process of constructing a new residence to the east of the existing house (separate parcel). The existing lot lines need to be reconfigured to address lending concerns regarding the two residences. In addition, a 5-acre portion of land, that is located in the northeast corner, is being acquired and swapped for a portion of land in the southern part of the property.

TOWN PLAN: The property is located in a Farmland Preservation planning district in the Town of Primrose / Dane County Comprehensive Plan. Residential development is limited to one unit per 35 acres owned as of April 28, 1981. The two potential home sites on this property have been used. Since this petition will not allow for any additional development, it is consistent with the town density policies.

RESOURCE PROTECTION: The Town plan identifies Prime soils as part of their resource protection area. There is a ribbon of Class I soils that is located along Ridge Road.

STAFF: The proposal meets the dimensional standards of the zoning district and appears consistent with the town comprehensive plan.

TOWN: Approved noting that the housing density rights have been exhausted. All A-1EX lands will be rezoned to reflect that the housing density rights have been exhausted.