



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **August 28, 2018**

Zoning Amendment:
A-1EX Agriculture District TO RH-3 Rural Homes District

Acres: 9.188
Survey Req. Yes

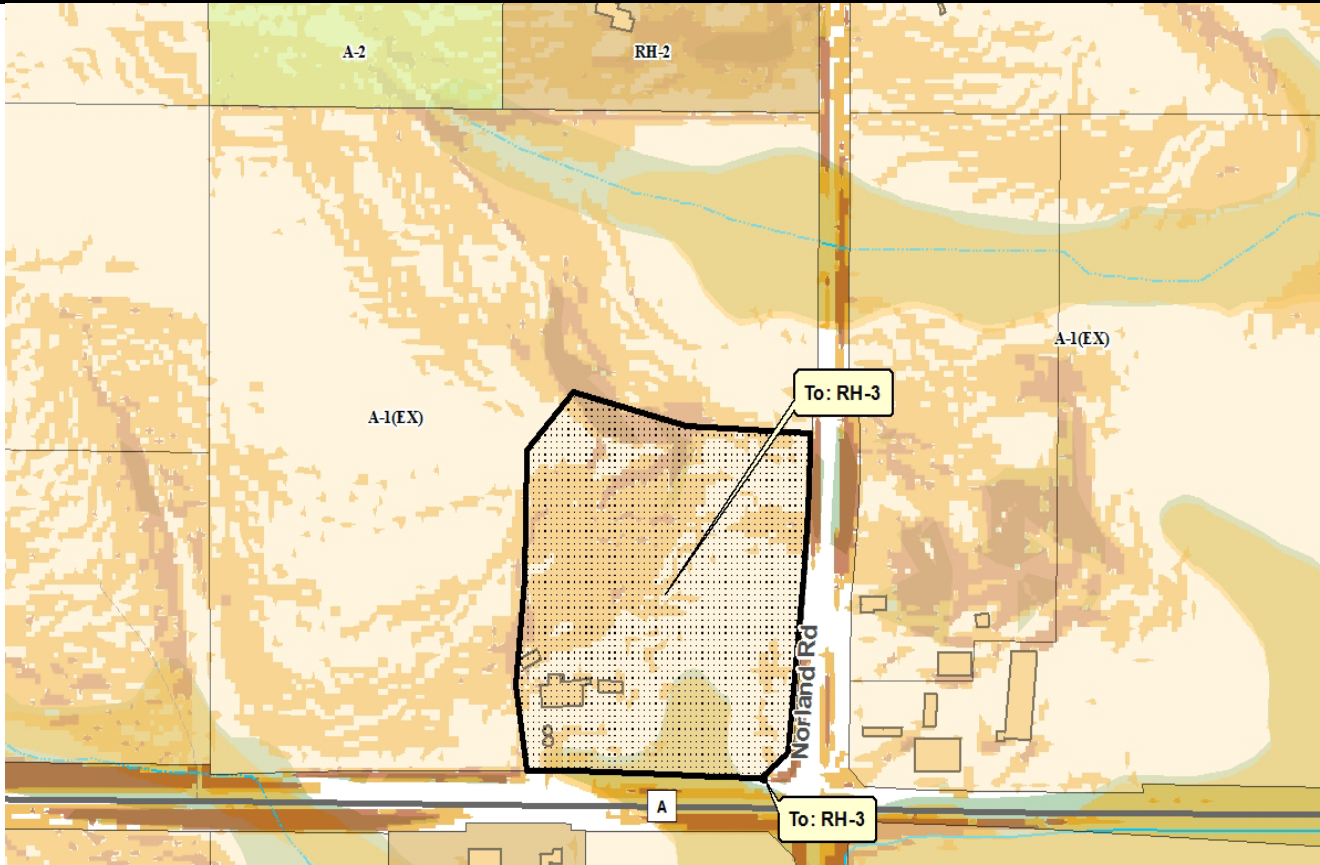
Reason:
Creating one residential lot

Petition: **Petition 11314**

Town/sect:
PRIMROSE, Section 17

Applicant
KARL E WHISLER

Location:
NORTH OF 9007 COUNTY HIGHWAY A



DESCRIPTION: Landowner would like to rezone 9.2 acres from the A-1(ex) zoning district to the RH-3 zoning district to separate existing farm buildings and construct a new home on the parcel.

OBSERVATIONS: The lot boundaries correspond to an area that has been previously grazed, but not apparently cropped in the past.

COUNTY HIGHWAY DEPT: County Highway A is not a controlled access highway. No new accesses will be permitted. Highway access permit will be needed to change the agricultural drive to a residential drive.

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 density of one unit per 35 acres owned as of 12/16/1985. If Petition 11314 is approved, there will be 3 potential homesites remaining on the parent farm.

RESOURCE PROTECTION: Approximately $\frac{3}{4}$ of an acre of town-derived resource protection corridors associated with hydric soils covers a portion of the lot along the southern property line. Any new development should avoid these areas.

STAFF: Recommend approval with no conditions.

TOWN: Approved condition upon a single driveway being constructed to either County Highway A or Norland Road.