



Staff Report

Public Hearing: **July 24, 2018**

Petition: **Petition 11313**

Zoning Amendment:
A-1EX Agriculture District TO RH-2 Rural Homes District

Town/sect:
PRIMROSE, Section 6

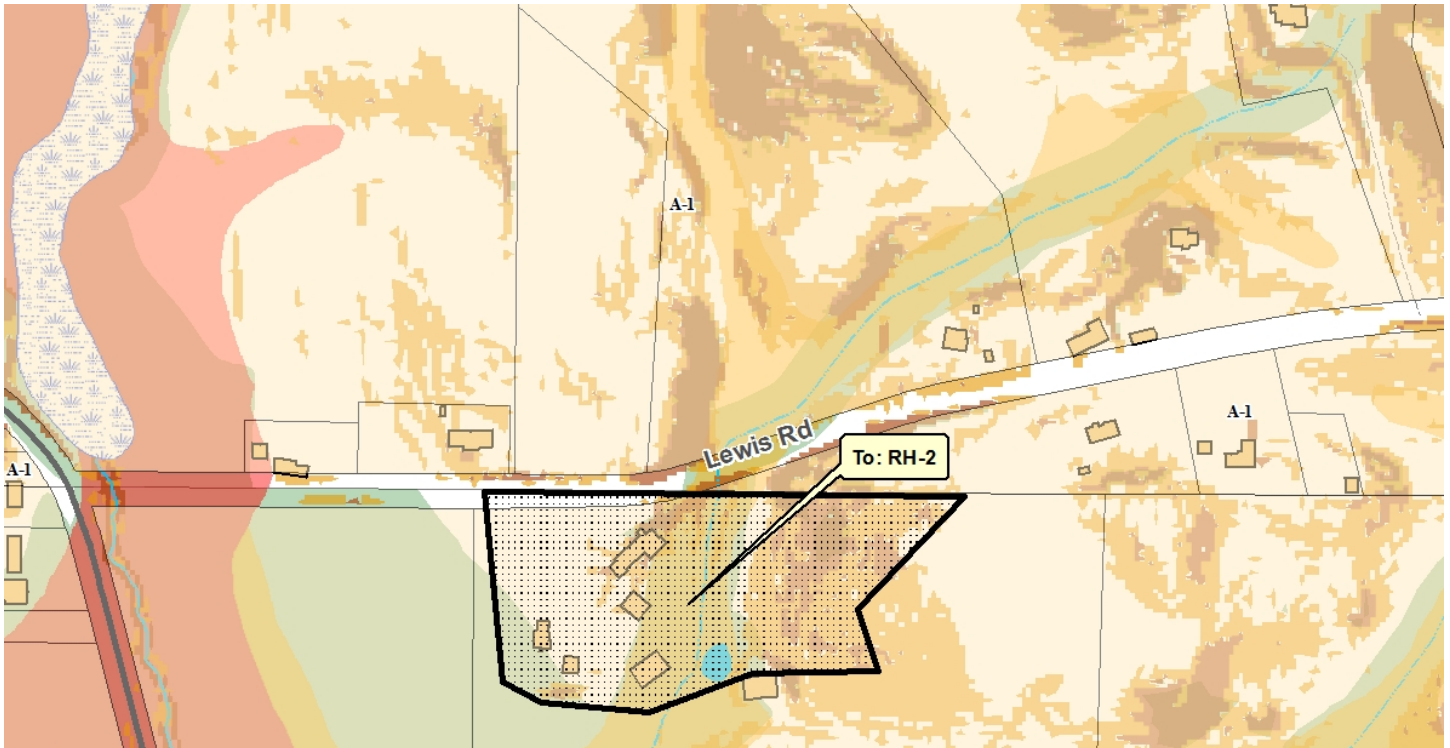
Acres: 7.81
Survey Req. Yes

Applicant
DIANE E ERB

Reason:
Separating existing residence from farmland

Location:
1646 LEWIS ROAD

Zoning and Land Regulation Committee



DESCRIPTION: Landowner wishes to rezone 7.81 acres from the A-1(ex) zoning district to the RH-2 zoning district to separate an existing farm residence and associated buildings from the balance of the farm.

OBSERVATIONS: There is a single-family residence and various outbuildings located on the property. A waterway appears to bisect the property. GIS information notes an intermittent stream, however, a field investigation will need to be conducted to determine if sensitive environmental features exist on the property. Majority of the proposed lot is outside prime soils.

TOWN PLAN: The property is within a Farmland Preservation Area as identified in the *Town of Primrose / Dane County Comprehensive Plan*, and the *Dane County Farmland Preservation Plan*. Residential development is capped at a maximum density of 1 unit per 35 acres. If Petition 11313 is approved, there will be 4 potential homesites remaining.

DEPARTMENT OF HEALTH: The septic field is in close proximity to the southern lot line. The new property line is required to be a minimum of 5 feet to the toe of the mound system.

RESOURCE PROTECTION: If future development occurs on the property, a field investigation will be needed to determine the status of the waterway or if wetlands are present.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with town plan policies. Staff suggests that a condition be placed on the petition which requires the mound system to be identified on the Certified Survey Map and noting its dimension to the property line.

TOWN: The Town Board approved the petition with no conditions.