
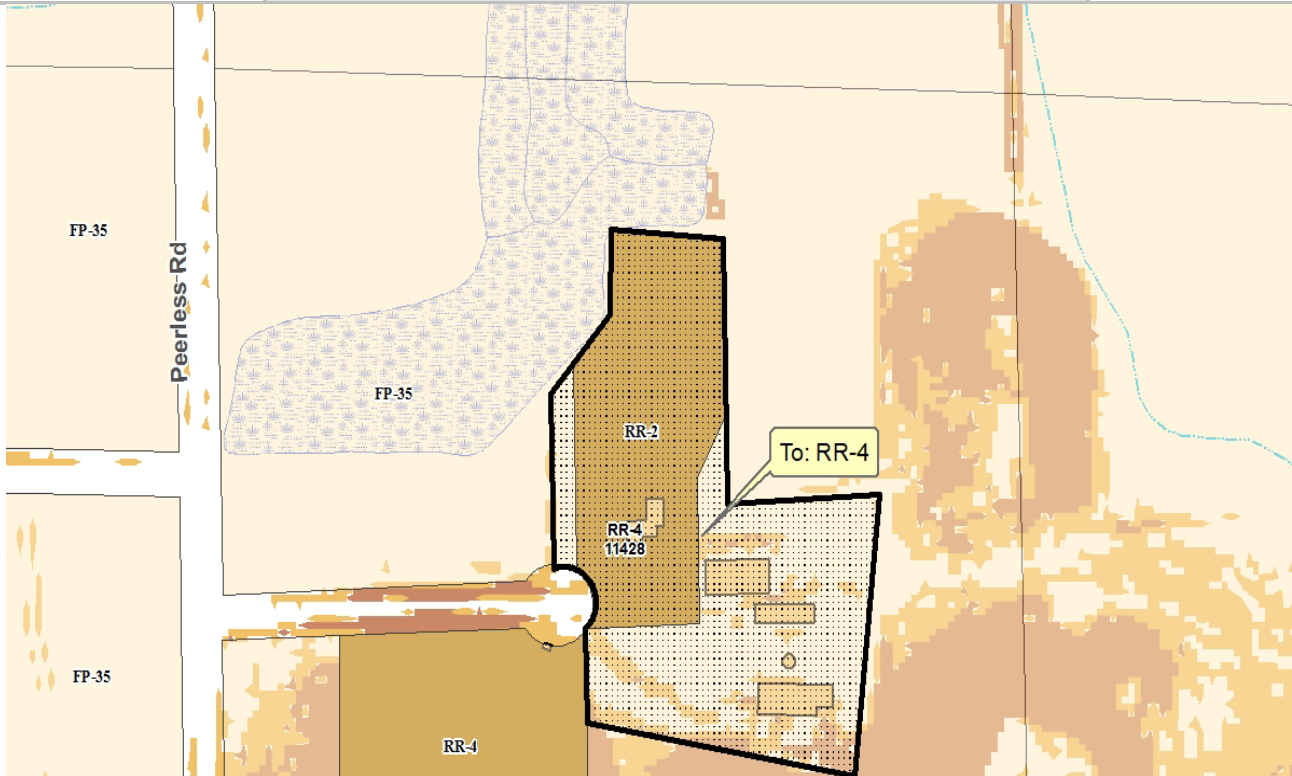


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact: Brian Standing – 267-4115</p>	<p><i>Public Hearing:</i> June 25, 2019</p>	<p>Petition 11428</p>
	<p><i>Zoning Amendment Requested:</i> RR-2 (Rural Residential, 2 to 4 acres) District and FP-35 (General Farmland Preservation) District TO RR-4 (Rural Residential, 4 to 8 acres) District</p>	<p><i>Town/Section:</i> PRIMROSE, Section 25</p>
	<p><i>Size:</i> 2.59,3.36 Acres</p> <p><i>Survey Required:</i> Yes</p> <p><i>Reason for the request:</i> Shifting of property lines between adjacent land owners</p>	<p><i>Applicant:</i> TARA L RINDY</p> <p><i>Address:</i> 418 PEERLESS ROAD</p>



DESCRIPTION: Landowners would like to expand an existing 2.59-acre RH-2 lot (CSM 11659, Lot 1), by buying land from a neighboring landowner, to create a new 6-acre lot in the RR-4 zoning district.

OBSERVATIONS: The expanded lot would add four agricultural accessory buildings onto an existing rural residential lot. No new homesites will be created with this petition.

TOWN PLAN: The property is within a Farmland Preservation Area in the Town of Primrose / Dane County Comprehensive Plan. Nonfarm residential development is limited to a density of one unit per 35 acres owned as of 1979.

RESOURCE PROTECTION: A wetland sits off of the northwest corner of the proposed new, and existing, rural residential lot. Town-derived resource protection corridors related to steep and/or productive soils cover a portion of the lot, but generally avoid the existing home and the agricultural buildings.

STAFF: The proposal meets the dimensional standards of the zoning district and the proposal appears to be consistent with Town Planning Policies.

TOWN: On April 1, 2019 the Town of Primrose Board voted to recommend approval, with no conditions.