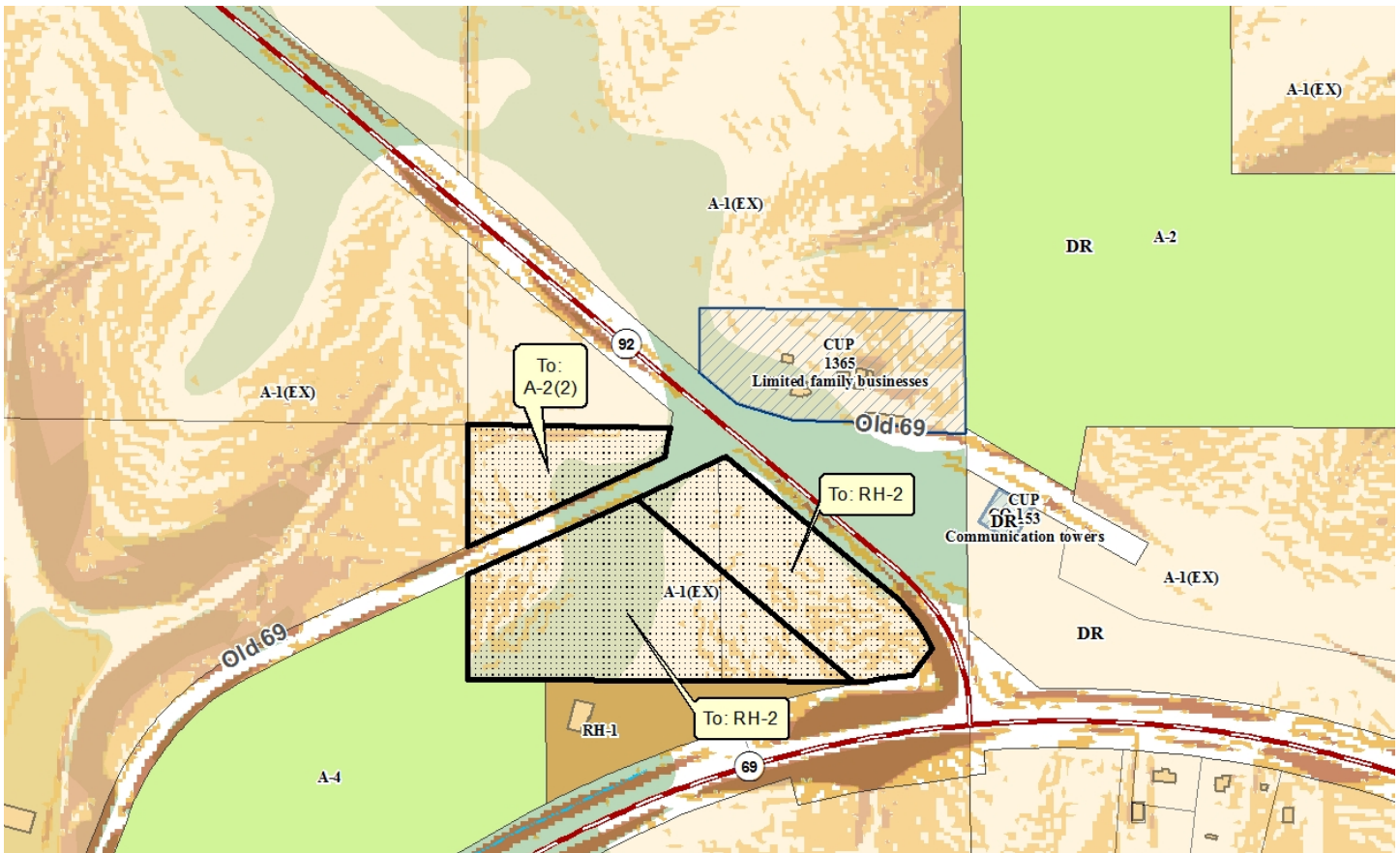




Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 22, 2017	<i>Petition:</i> Petition 11173
<i>Zoning Amendment:</i> A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO A-2 (2) Agriculture District	<i>Town/sect:</i> PRIMROSE, Section 36
<i>Acres:</i> 4,7.07,2.23 <i>Survey Req.</i> Yes	<i>Applicant</i> DANIEL R LEGROS
<i>Reason:</i> Creating two residential lots	<i>Location:</i> OLD 69 AT STATE HWY 92



DESCRIPTION: Landowner wishes to rezone 11.07 acres on the south side of Old Highway 69 from the A-1(exclusive) zoning district to the RH-2 zoning district to create two residential lots. The landowner would also rezone 2.23 acres on the north side of Old Highway 69 to the A-2(2) district, with a deed restriction prohibiting residential development.

OBSERVATIONS: The property in question was created as two separate lots in 1977 (ROD# 1526323 & 1530298, in file), including one lot bisected by Old Highway 69. Under s. 10.16(3), Dane County Code, such lots may be used as a building site. This proposal would allow the same number of homes permitted by right under the ordinance, but would allow both homes to be located south of Old Highway 69.

TOWN PLAN: The property is within a Farmland Preservation Area in the Town of Primrose/Dane County Comprehensive Plan. Any development must comply with siting criteria in the town/county plan.

RESOURCE PROTECTION: A swath of LESA Capability Class I soils, identified as resource protection corridors in the Town of Primrose/Dane County Comprehensive Plan, crosses proposed Lot 1. New development should avoid these areas.

STAFF: The proposed A-2(2) lot (Outlot 1) should be deed restricted to prohibit residential development. Access should be limited to Old Highway 69 (See WISDOT memo in file).

TOWN: On July 3, 2017, the Town of Primrose Board of Supervisors voted to approve, with no conditions.