



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **September 17, 2018**

Petition: **Petition 11332**

Zoning Amendment:
**A-1EX Agriculture District to
RH-1 Rural Homes District**

Town/sect:
Primrose, Section 11

Acres: 0.24
Survey Req. Yes

Applicant
Trever G. Otto

Reason:
**Shifting of property lines between
adjacent land owners**

Location:
1371 State Highway 92



DESCRIPTION: The applicant wishes to extend his property line northward by approximately 30 feet to include the existing driveway and utilities within the property boundaries. The added property will also allow the landowner to meet setback requirements for a proposed addition.

OBSERVATIONS: The house was recently constructed in 2016. An old agricultural access was used for the construction of the residential drive which was found to be on the adjacent neighbor's property. The petition will correct this oversight. There is an intermittent stream located on the southern portion of the property. There may be wetlands associated with the intermittent stream.

TOWN PLAN: The property is located in a Farmland Preservation Area of the Town of Primrose/Dane County Comprehensive Plan. Housing density rights are not affected as part of this petition.

RESOURCE PROTECTION: There are areas of resource protection associated with the apparent intermittent stream and wetland area. Development of the property has occurred approximately 300 feet from the sensitive environmental features.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with town/county planning policies.

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