
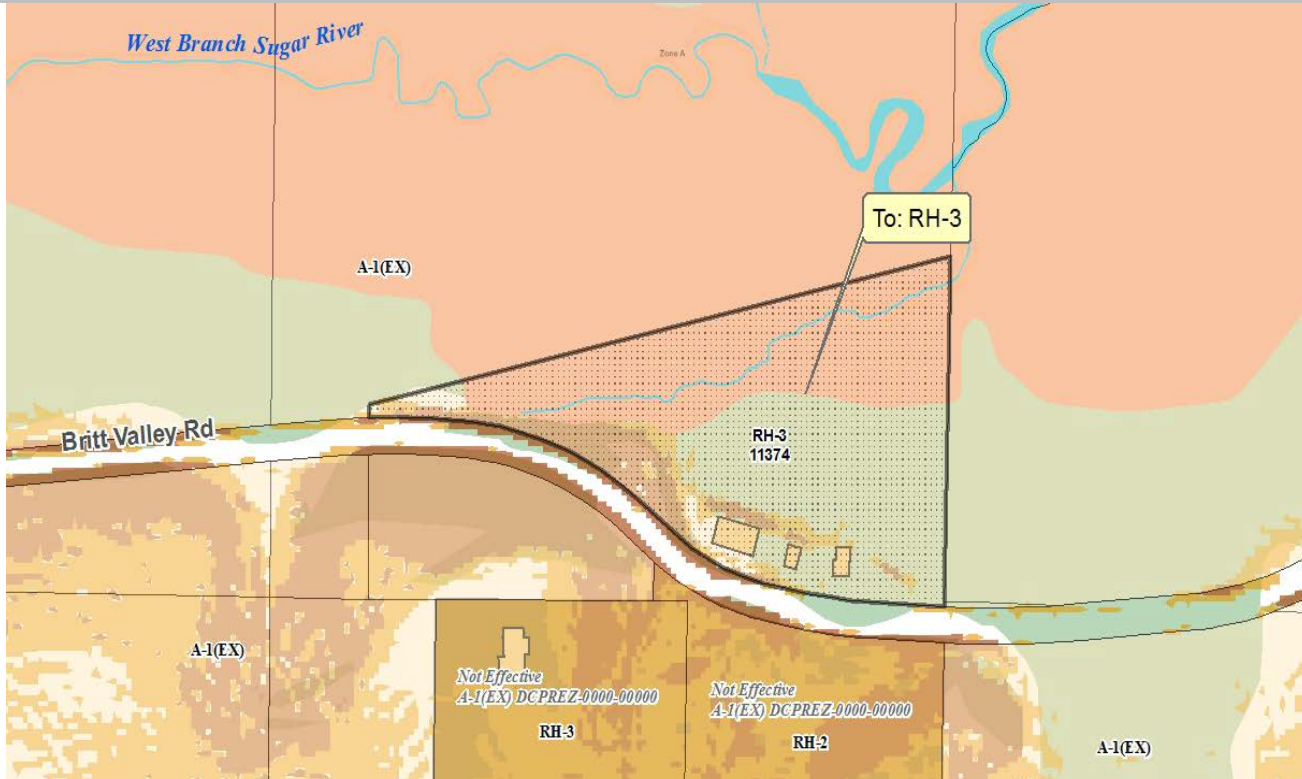


Staff Report  Zoning and Land Regulation Committee	<u>Public Hearing:</u> January 22, 2019 February 12, 2019	Petition 11374	
	<u>Zoning Amendment Requested:</u> A-1EX Agriculture District to RH-3 Rural Homes District	<u>Town/Section:</u> Primrose, Section 8	
	<u>Size:</u> 8.83 Acres	<u>Survey Required?</u> Yes	<u>Applicant:</u> Andrew A. Haag
	<u>Reason for the request:</u> Separating existing residence from farmland		<u>Address:</u> 9018 Britt Valley Road



DESCRIPTION: The landowner seeks to rezone 8.83 acres from the A-1EX zoning district to the RH-3 zoning district to separate an existing residence from the balance of the farm.

OBSERVATIONS: No new construction is proposed, and the proposed lots conform to area, width and road frontage requirements of Chapters 10 and 75.

TOWN PLAN: The property is in a Farmland Preservation Area in the Town of Primrose Comprehensive Plan and the Dane County Farmland Preservation Plan. Residential density caps apply. If Petition 11374 is approved, there will be one potential homesite remaining on the 1985 Argue farm. Current owners of 35 acres or more of the 1985 farm should record an agreement to clarify allocation of the remaining homesite.

RESOURCE PROTECTION: Wetlands and floodplains associated with the West Branch of the Sugar River cover much of the property. The house and farm buildings, however, appear to be out of the shoreland zoning jurisdiction. There is an existing driveway serving the existing residence and farm buildings.

STAFF: Approval is recommended without conditions.

TOWN: The Town Board has approved this petition with no conditions.