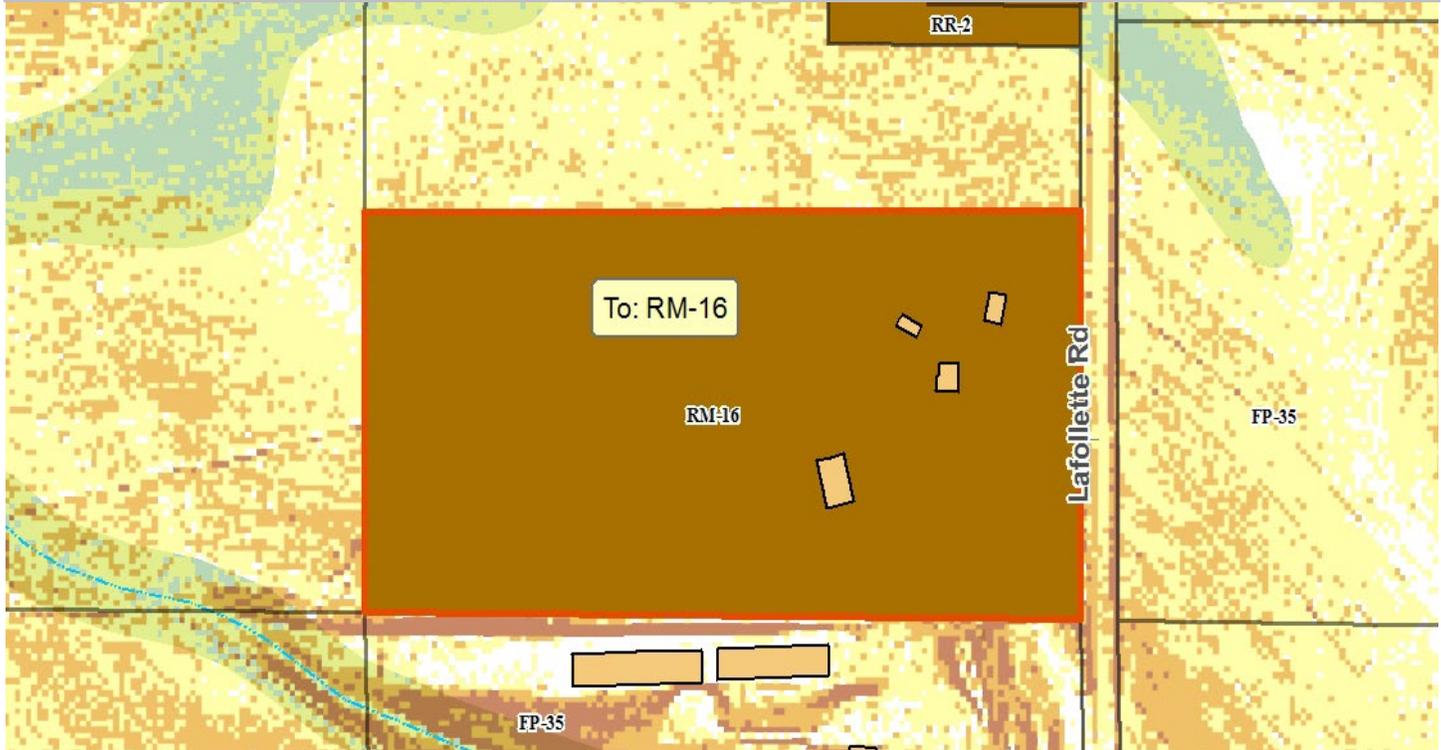


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 22, 2022	Petition 11811	
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District TO		<i>Town/Section:</i> PRIMROSE, Section 7
	<i>Size:</i> 20 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> SARAH L LEONG and PATRICK HAGER
	<i>Reason for the request:</i> Remove deed restriction from property - part of previous rezoning petition # 7443		<i>Address:</i> 1129 LAFOLLETTE ROAD



DESCRIPTION: Owners of an existing RM-16 zoned parcel wishes to remove deed restrictions recorded as a condition of Petition 7443 (effective May 7, 1999).

OBSERVATIONS: Petition 7443 (A-2 zoning, under the zoning ordinance in effect at the time) and Conditional Use Permit 1537 (for a limited family business) brought an existing home-based massage business into zoning compliance. At the time, the Town of Primrose requested, and the county board approved, a condition that the “rezone area be restricted to business for massage therapy/sauna only.” Since that time, the property has been sold, the massage therapy/sauna use abandoned, and CUP 1537 has become null and void. The property was put in the RM-16 zoning district as part of the 2019 comprehensive revision of the county zoning ordinance, but prior deed restrictions remain in effect. The new RM-16 zoning district has a narrower range of conditional uses than did the old A-2 zoning district.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Primrose / Dane County Comprehensive Plan*. All of the permitted uses in the RM-16 zoning district are reasonably consistent with the adopted policies of the town/county plan. Any new conditional uses would be reviewed on their own merits. Similarly sized and situated RM-16 zoning parcels, with no deed restrictions, (including some recently approved) exist throughout the town. No conflicts with the plan anticipated.

RESOURCE PROTECTION: No mapped resource protection corridors are within the boundaries of the proposed RM-16 parcel.

STAFF: Recommend approval with no conditions. *(For questions about this recommendation, please contact Brian Standing at standing@countyofdane.com.)*

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