


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2019	Petition 11400	
	<i>Zoning Amendment Requested:</i> FP-35 General Farmland Preservation District TO RM-16 Rural Mixed-use District		
	<i>Size:</i> 36.2 Acres	<i>Survey Required:</i> No	<i>Town/Section:</i> PRIMROSE, Section 9
	<i>Reason for the request:</i> Creating one residential lot		<i>Applicant:</i> BRETT MYERS
*****UPDATED 3/19/2019 *****		<i>Address:</i> WEST OF 8790 CTY HWY G	



DESCRIPTION: Landowner would like to rezone 36.2 acres from the FP-35 zoning district to the RM-16 zoning district for a single-family residence.

OBSERVATIONS: Approximately 24 acres of the 36.2-acre parcel is in woodland, part of a larger, contiguous woodland area that extends to the west and north. The remainder of the property appears to be pasture, and is not currently cropped.

DANE COUNTY HIGHWAY: County Highway G is not a controlled access highway. Any new points of access or changes in land use require a highway access permit from the Dane County Highway Department.

TOWN PLAN: The property is in a Farmland Preservation Area in the *Town of Primrose / Dane County Comprehensive Plan*. Residential density is limited to one unit per thirty five acres. If approved, Petition 11400 will **exhaust** the

homesites available to this property under the town/county plan. The plan also states *“Nonfarm zoning parcels shall be the minimum size necessary to accommodate the proposed use, while meeting town driveway standards, minimum road frontage and other criteria of the town comprehensive plan.”*

RESOURCE PROTECTION: Town-designated resource protection corridors associated with hydric soils and Class I and II farm soils cover approximately 4 acres in the north-central portion of the parcel, and another 3-acre area within the woodlands. Slopes exceeding 25 percent cover an additional 4-acres on the hilltop within the woodlands.

STAFF: Staff recommends the following conditions:

1. Landowner must record deed restrictions on the property prohibiting further residential development on the entire original farm, as described in town action below.
2. The home and any other new construction will be limited to the area identified as “proposed building site” in the draft Plat of Survey submitted with the application for this petition.
3. Livestock use is limited to one animal unit per acre.

TOWN: Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s): parcels 0507-092-8811-0, 0507-092-9002-0, and 0507-093-8620-0 are deed restricted against further residential development. Town Board vote 1/7/19.