



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **December 18, 2018**

Petition: **Petition 11367**

Zoning Amendment:
**A-1EX Agriculture District and
RH-3 Rural Homes District to A-2
Agriculture District**

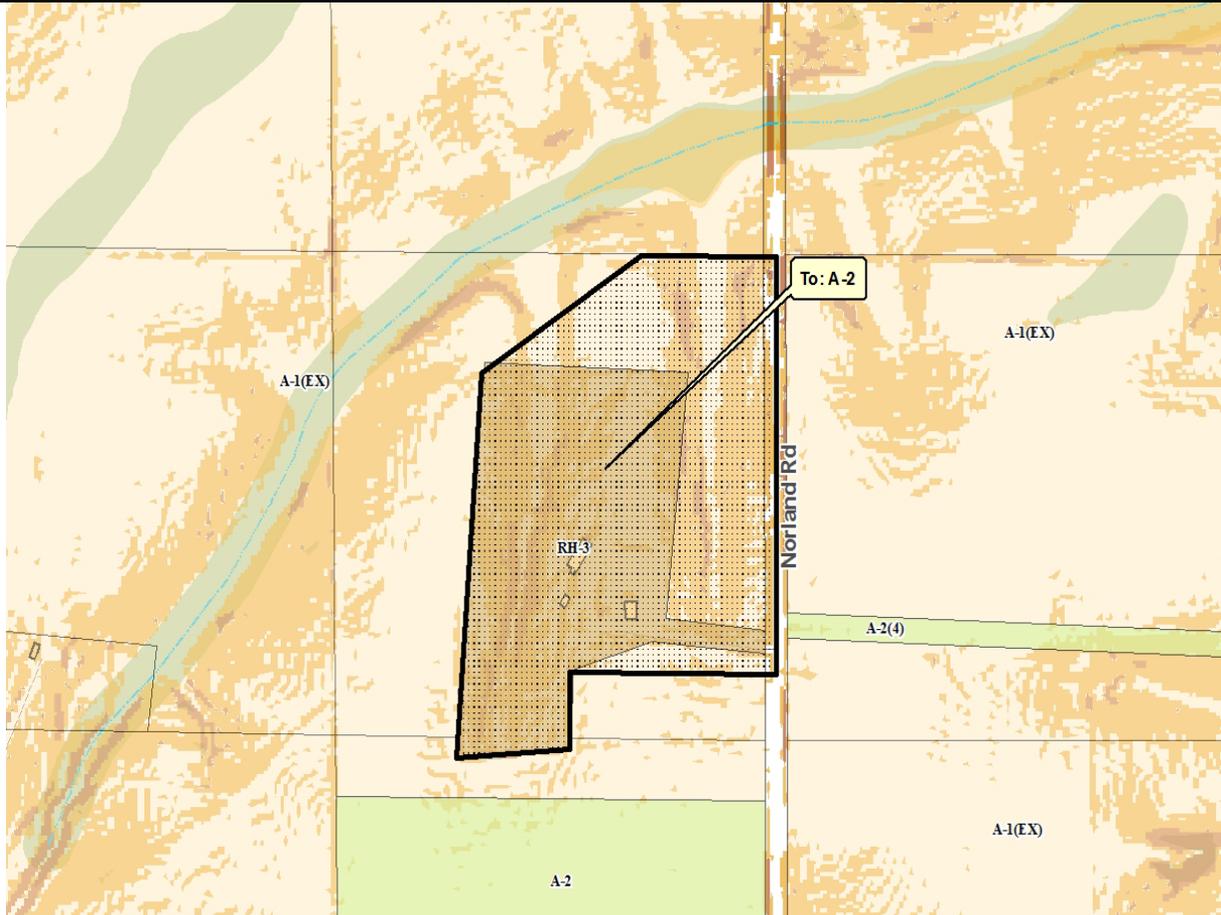
Town/Section:
Primrose, Section 17

Acres: 10.5 and 13.2
Survey Required: Yes

Applicant:
Katherine Spring

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

Location:
997 Norland Road



DESCRIPTION: The landowner would like to expand and square off an existing RH-3-zoned lot by acquiring land from a neighbor.

OBSERVATIONS: The proposed lot conforms to the minimum requirements of Chapter 10, *Zoning*, and Chapter 75, *Land Division/Subdivision Regulations*, of the Dane County Code of Ordinances. No new homesite will be created.

TOWN PLAN: The property is within a Farmland Preservation Area in the Town of Primrose / Dane County Comprehensive Plan. Any new construction will need to meet the siting guidelines of the plan.

RESOURCE PROTECTION: There are no mapped Resource Protection Corridors on the property. An intermittent stream flows from northeast to southwest within 200 feet of the proposed property boundary, but should not significantly impact any new or existing development on the site.

STAFF: The proposal meets the dimensional standards of the zoning district and appears to be consistent with Town plan policies.

12/18 ZLR: The Committee postponed the petition due to no town action.

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