
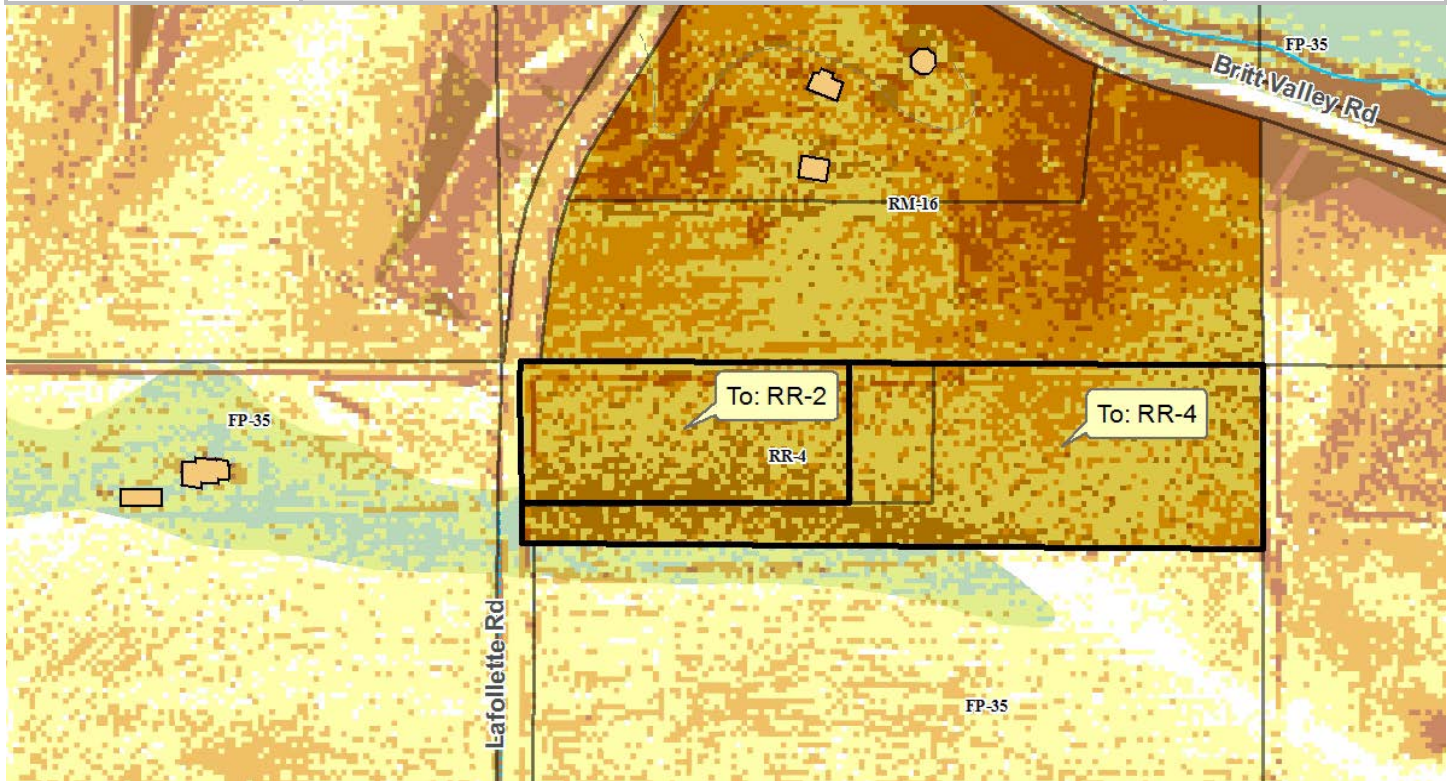


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<b>Public Hearing: May 12, 2020</b>		<b>Petition 11532</b>
	<u>Zoning Amendment Requested:</u> <b>RR-4 (Rural Residential, 4 to 8 acres) District TO RR-2 (Rural Residential, 2 to 4 acres) District</b>		<u>Town/Section:</u> <b>PRIMROSE, Section 8</b>
	<u>Size:</u> <b>3.5 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Applicant</u> <b>SCOTT D ZAHLER</b>
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>		<u>Address:</u> <b>EAST OF 1303 LAFOLLETT ROAD</b>



**DESCRIPTION:** Two adjoining neighbors wish to exchange land between two existing CSM lots, expanding the easterly lot by approximately one acre and reducing the westerly lot by the same amount. The proposed rezone will allow each new lot to meet the minimum lot sizes for their respective zoning districts.

**OBSERVATIONS:** Both proposed lots are vacant, heavily wooded, and with moderate slopes of between 6% and 12% grade. No new homesite would be created with this petition.

**TOWN PLAN:** The property is within an Agricultural Preservation Area in the *Town of Primrose / Dane County Comprehensive Plan*. Siting standards, driveway permits and erosion control standards will apply.

**RESOURCE PROTECTION:** An area of town-derived resource protection corridor based on productive farm soils covers a portion of the proposed RR-2 lot. Even if reduced as proposed, there should be sufficient room on the northern portion of the lot for a building site without encroaching on these areas.

**STAFF:** Recommend approval, with no conditions.

**TOWN:** The Town of Primrose Board voted to recommend approval, with no conditions, on February 3, 2020.

Questions? Contact Brian Standing, [standing@countyofdane.com](mailto:standing@countyofdane.com), 608-267-4115