
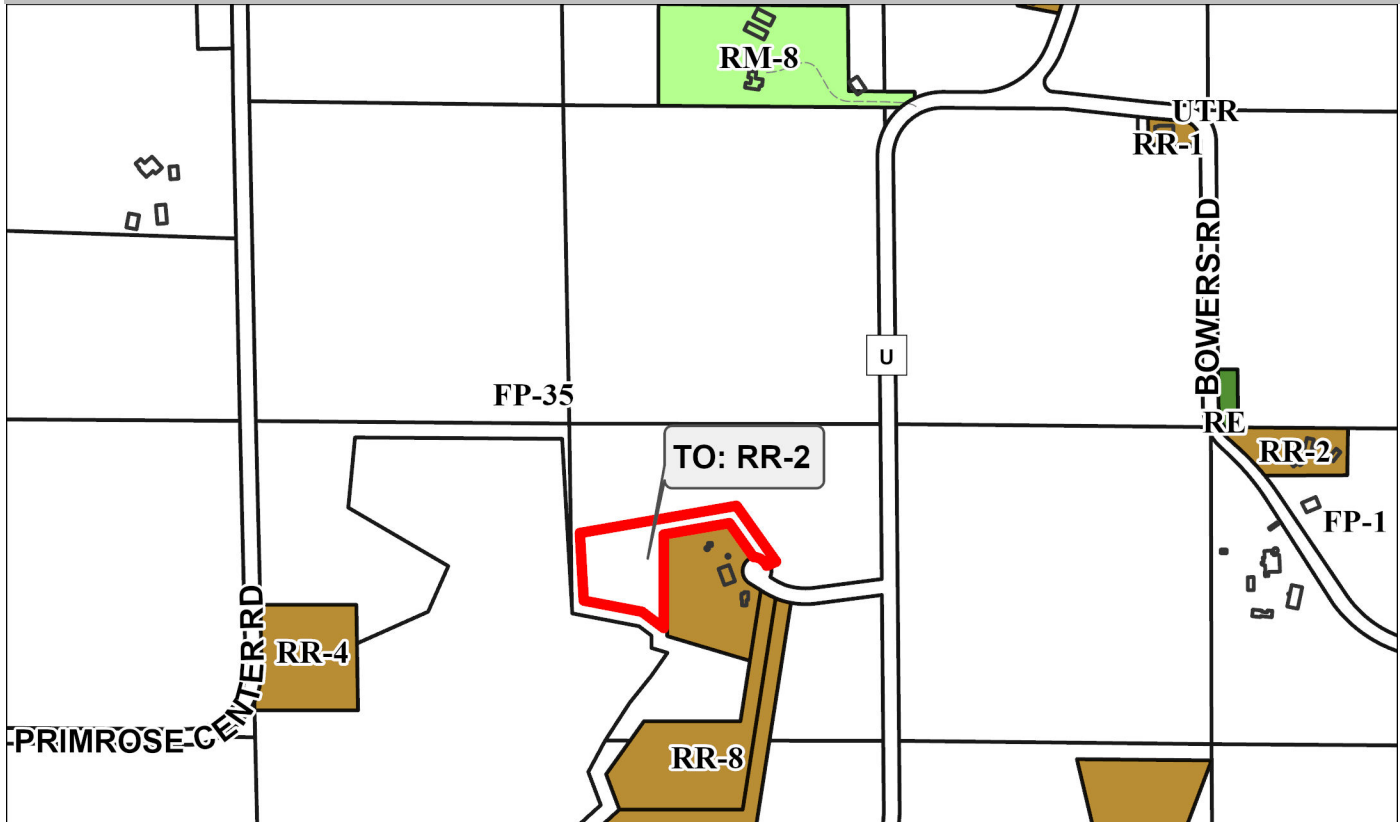


<p>Staff Report</p>  <p>Zoning & Land Regulation Committee</p>	<p><u>Public Hearing:</u> July 23, 2024</p> <p>Report updated for the September 24th ZLR Meeting</p>	<p>Petition 12067</p>	
	<p><u>Zoning Amendment Requested:</u></p> <p>FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p>	<p><u>Town, Section:</u></p> <p>PRIMROSE, Section 22</p>	
	<p><u>Size:</u> 3.5 Acres</p>	<p><u>Survey Required:</u> Yes</p>	<p><u>Applicant:</u></p> <p>ROY AND LANA ALDERMAN</p>
	<p><u>Reason for the request:</u></p> <p>Combining two residential lots and creating one new residential lot</p>		<p><u>Address:</u></p> <p>689 COUNTY HIGHWAY U</p>



DESCRIPTION: Roy and Lana Alderman would like to combine their 2 existing residential lots (Lots 2 & 3 of CSM 12580) into one large lot and create a new lot west of their residence.

OBSERVATIONS: The proposed lot is located adjacent to a low-lying area on the property. Wisconsin DNR mapping shows that wetlands are present in this location. The wetlands may present difficulties in locating a driveway on the proposed lot or prohibit it altogether. When this issue was presented to the surveyor, he stated that the existing farmstead driveway could be used to gain access to the proposed site, however a driveway access easement would need to be created across the adjacent lot.

The original farmhouse lot and surrounding lots were created in 2009 along with the dedication of Alderman Road. The current farm house has an address of 689 County Highway U. When additional houses are added to Alderman Road, the existing farm residence will be required to change their address to an address that corresponds to Alderman Road. It is suggested that the Aldermans update their address in anticipation of future development.

COMPREHENSIVE PLAN: Property is within a Farmland Preservation Area under the [Town of Primrose / Dane County Comprehensive Plan](#) and the [Dane County Farmland Preservation Plan](#). Residential development is capped at one

homesite per 35 acres owned as of April 28, 1981. There is no further development potential available on this property. However, since Petition 12067 would result in **no net increase** in homesites, the petition complies with the town's density policies. The proposed RR-2 lot appears to comply with siting criteria in the plan. If Petition 12067 is approved, the balance of the property remaining in FP-35 zoning should continue to be deed restricted against further residential development.

For questions about the town plan, contact Senior Planner Brian Standing at standing.brian@danecounty.gov

RESOURCE PROTECTION: There is DNR mapped wetland along the north edge of the proposed lot. However, the applicants indicated the proposed driveway would not be located near this wetland area and site development would be at least 75' away from it.



STAFF RECOMMENDATION: Staff is aware that the town is reviewing the proposal and making a site visit to evaluate the proposed lot and driveway configuration. As noted above, the road name and addressing will also need to be addressed to clarify future home addresses in this area. Staff recommends postponement until town action is received.

July 23rd ZLR PUBLIC HEARING: At the public hearing, the ZLR Committee postponed action to allow time for town action on the petition. No one registered or spoke in opposition to the proposal.

TOWN ACTION: On September 16th the Town Board approved the petition with no conditions.

STAFF UPDATE: There were concerns regards the location of a new driveway and house in relation to the wetland area for the proposed lot. The applicant has created a site layout showing how the property could be developed. See attached site layout. The new lot will be accessed through the existing lot using the existing driveway. The layout has been approved by the Town and addresses the development concerns. Staff recommends approval of the petition with the following conditions:

1. The house address of 689 County Highway U shall be updated to an address on Alderman Road.
2. A driveway easement agreement shall be recorded across Lot 1 of CSM 12855 for the benefit of proposed Lot 4. The easement shall be shown on the CSM.
3. The development of Lot 4 shall comply with the site layout as approved by the Town of Primrose.
4. Lots 2 & 3 of CSM 12580 shall be combined as one through a CSM to create a single 11.64-acre lot in order to comply with density requirements.

Please contact Roger Lane at (608) 266-9078 or lane.roger@danecounty.gov if you have questions about this petition or staff report.

