
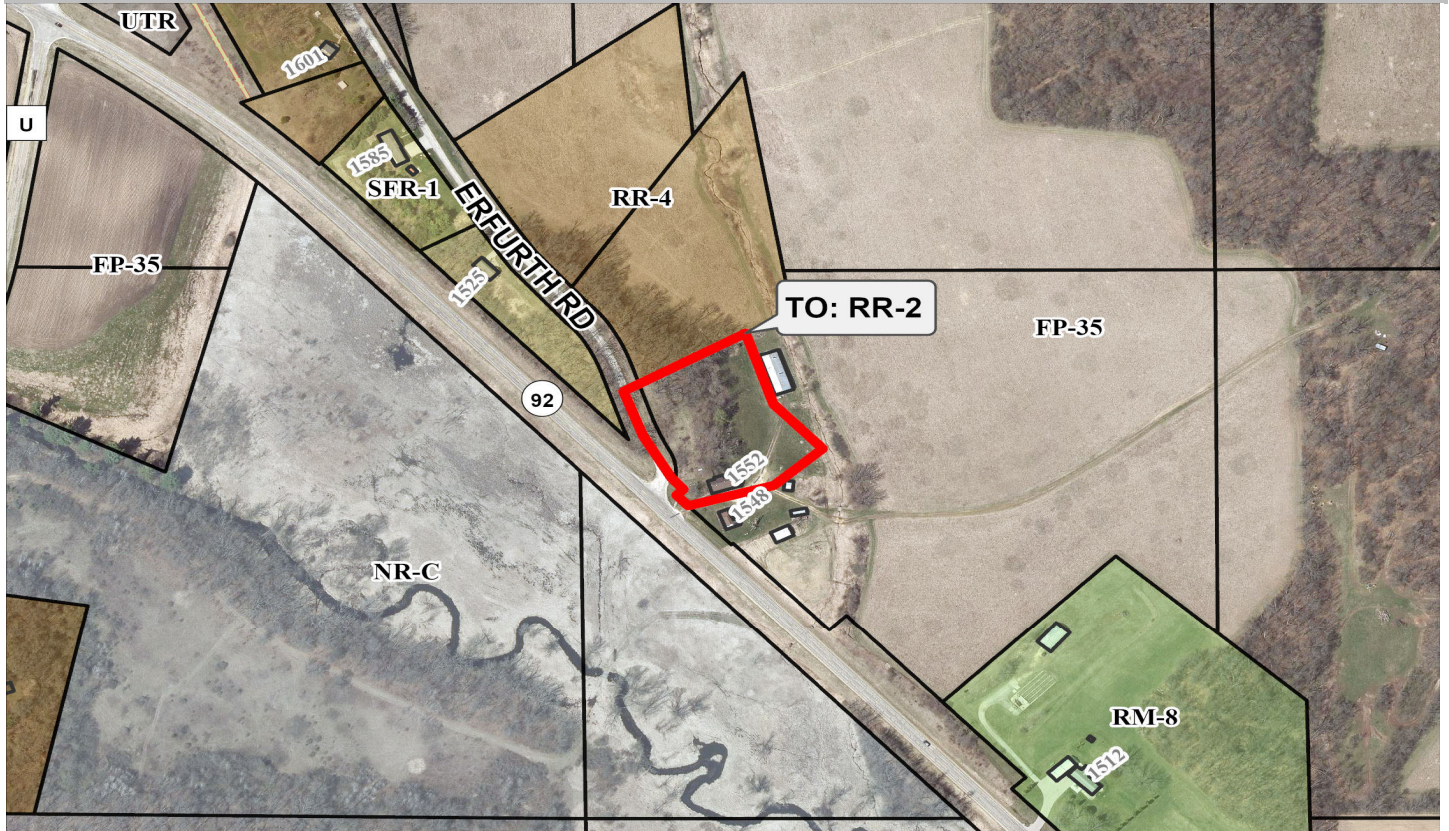


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 26, 2023		Petition 11971
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> PRIMROSE, Section 2
	<i>Size:</i> 2.1 Acres	<i>Survey Required.</i> Yes	
	<i>Reason for the request:</i> Separating existing residence from farmland		<i>Applicant</i> JAMES T COONS
			<i>Address:</i> 1552 STATE HWY 92



DESCRIPTION: Jim Coons proposes a rezoning in order to separate one of the original farmhouses from the 137-acre farm.

OBSERVATIONS: The proposed lot meets the requirements of the RR-2 zoning district, including lot size, lot coverage, building setbacks, and public road frontage. State Highway 92 is access restricted; however no change is proposed to the current driveway access or the current land use.

COMPREHENSIVE PLAN: The property is in a farmland preservation area under the Town of Primrose/Dane County Comprehensive Plan. The separation, by certified survey map and rezone, of residences, including separated primary farm residences, built prior to April 28, 1981 shall count against this density policy. As indicated on the attached density study report, the property remains eligible for two density units (“splits”). If the petition is approved, one possible density unit will remain available. The petition is consistent with comprehensive plan policies.

RESOURCE PROTECTION: Most of the proposed lot is within the shoreland zone due to proximity to an intermittent stream to the east. No new development is proposed; no concerns with the proposal.

TOWN ACTION: On June 5, 2023 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the petition subject to the recording of the CSM and the following condition:

1. Shared driveway access easement(s) shall be recorded for the adjoining residence at 1548 State Highway 92, as well as, for the agricultural building located on the adjacent farmland to the northeast.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com