
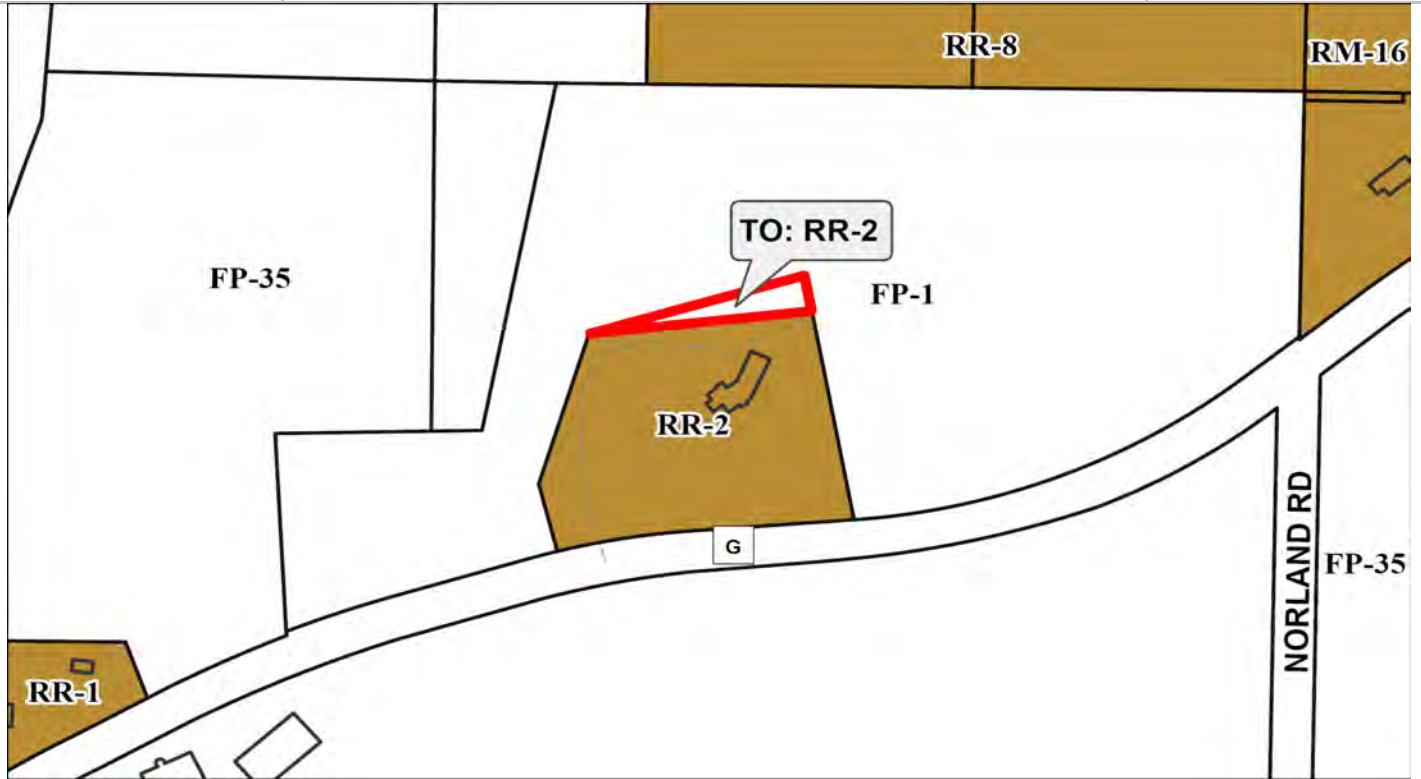


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 28, 2024	Petition 12043	
	<i>Zoning Amendment Requested:</i> FP-1 Farmland Preservation District TO RR-2 Rural Residential District	<i>Town/Section:</i> PRIMROSE, Section 8	
	<i>Size:</i> 0.23 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> JAMES L LEUZINGER
	<i>Reason for the request:</i> Expanding an existing residential lot		<i>Address:</i> 8824 COUNTY HWY G



DESCRIPTION: James Leuzinger would like to expand his existing residential lot in order to build a detached garage. The current lot does not allow adequate room for the proposed garage and required building setbacks. A quarter-acre of land would be added on to the lot, with RR-2 zoning, and a new certified survey map (CSM) will be recorded for the new lot boundary.

OBSERVATIONS: The proposed lot will conform to the RR-2 zoning district and other zoning ordinance requirements.

COMPREHENSIVE PLAN: No new homesite would be created and town density standards do not apply. The petition appears entirely consistent with the adopted policies of the *Town of Primrose / Dane County Comprehensive Plan*. (For questions about the town plan, contact Senior Planner Brian Standing at standing@countyofdane.com)

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On March 4, 2024 the Town Board recommended approval of the petition with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval of the petition with no conditions other than the applicant recording the new CSM.

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