
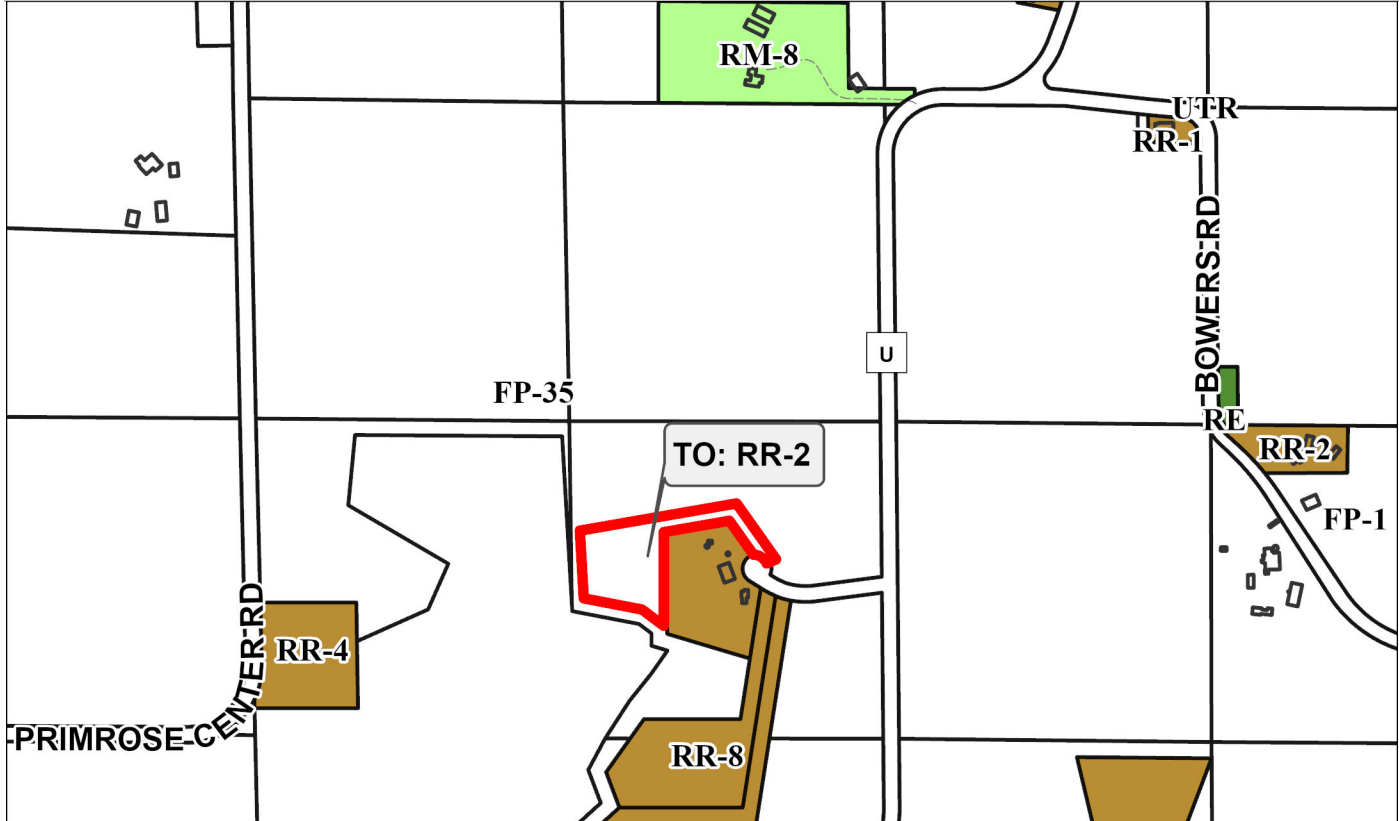


<p>Staff Report</p>  <p>Zoning &amp; Land Regulation Committee</p>	<p><b>Public Hearing: July 23, 2024</b></p> <p><u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential District</p> <p><u>Size:</u> 3.5 Acres      Survey Required: <b>Yes</b></p> <p><u>Reason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



**DESCRIPTION:** Roy and Lana Alderman would like to combine their 2 existing residential lots (Lots 2 & 3 of CSM 12850) 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](mailto: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.



**TOWN ACTION:** Pending.

**STAFF RECOMMENDATION:** Staff recommends postponement at this time, due to no town action per the ZLR Committee's adopted rules and procedures.

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