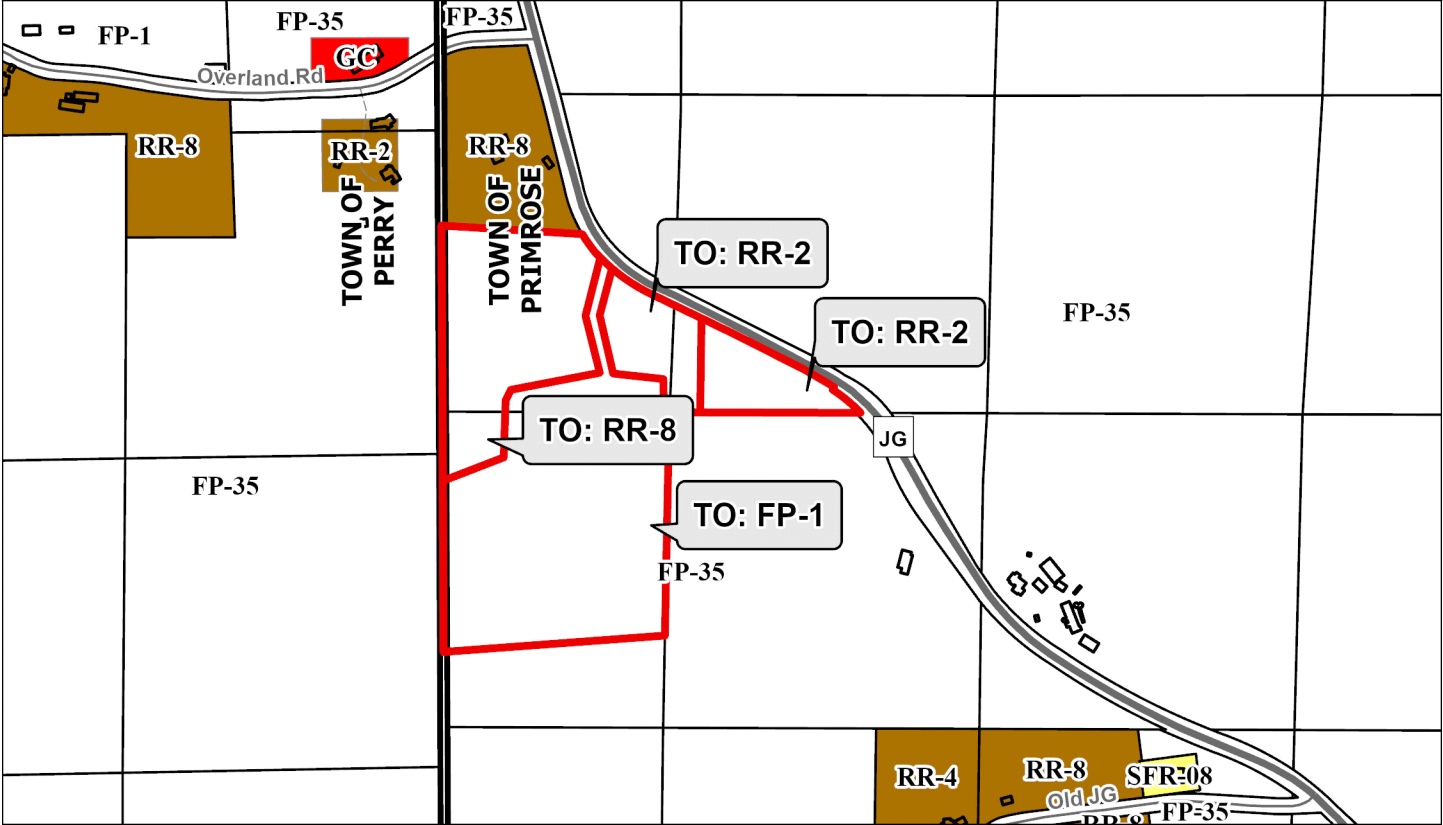


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> July 28, 2026		Petition 12296
	<u>Zoning Amendment Requested:</u> FP-35 Farmland Preservation District TO RR-2 Rural Residential, RR-8 Rural Residential, and FP-1 Farmland Preservation District		<u>Town, Section:</u> PRIMROSE, 6
	<u>Size:</u> 6.86,11.47,21.84 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> KEVIN AND JESSICA HANSON
	<u>Reason for the request:</u> CREATING THREE RESIDENTIAL LOTS AND ONE AGRICULTURAL LOT		<u>Address:</u> SOUTH OF 1609 COUNTY HWY JG



DESCRIPTION: The Hansons propose creating four lots on the 39.6 acres located southwest of Highway JG: three lots for residential use (Lot 1, 11.47 acres, RR-8. Lot 3, 3.56 acres, RR-2. Lot 4, 3.3 acres, RR-2.) and one lot for continued agricultural use (Lot 2, 21.84 acres, FP-1). The intent is to sell the lots. The land is located at the NW corner of the Town of Primrose, near the towns of Perry, Blue Mounds, and Springdale.

OBSERVATIONS: This rezone includes all the lands they own SW of the highway. The rest of the farm land across the highway is well over 35 acres so no change needed there. The proposed lot configuration meets county ordinance requirements, including lot size, public road frontage, building setbacks, and lot coverage by buildings. There are several residential properties to the north and south of the proposed lots.

HIGHWAY ACCESS: Lot 1 and Lot 3 would use a shared driveway easement located on the FP-1 lot (Lot 2). Lot 4 would have separate access driveway located on an existing physical connection to Highway JG. CTH JG is not a controlled access highway, but Dane County has jurisdiction over access points and the applicants have obtained access permits.

Access Permit # 4769 is for a Residential Multi-Family Access for Lots 1, 2, and 3. This serves 2 single-family residences and all surrounding agricultural lands. Access Permit # 5361 is for a Residential Single-Family Access for Lot 4. This serves 1 single-family residence and all surrounding agricultural lands. No new additional access will be permitted on CTH JG due to reconfiguration of lots. Any future change of use, reconstruction, or modifications of the access requires a permit from the Highway Department. Estimated increase of traffic is 30 trips per day due to rezone. NOTE: Preliminary CSM

comments not fully included in this review. Comments will include showing “no access” areas and showing existing Lot 4 Access location. For questions on access, please contact: Kevin Eslick 608-283-1486 / eslick.kevin@danecounty.gov

COMPREHENSIVE PLAN: This petition is in the Town’s Farmland Preservation planning area and is subject to the land use policies related to that designation. This proposal is consistent with the goals, objectives of policies related to residential development. The farmstead has five of the six original density units remaining. If this petition is approved, two density units will remain. The proposed sites are clustered near existing residential properties and leaves the majority of the historic farmstead, the area north of Highway JG, intact as natural resource and agricultural uses. For questions about the town plan, contact Senior Planner Bridgit Van Belleghem at (608) 225-2043 or VanBelleghem.Bridgit@danecounty.gov.

RESOURCE PROTECTION: No sensitive environmental resources exist within 300 feet of the subject property. Drives over 125 ft require an erosion control permit from Dane County Land and Water Resources. For questions, please contact Elliott Mergen at Water Resource Engineering at (608) 224-3730 / Mergen.Elliott@danecounty.gov.

TOWN ACTION: Town Board recommended approval of the petition to create three residential lots and one agricultural lot, emphasizing that additional approvals would be needed for driveways and exact building locations.

Since the lots are intended for sale, future lot buyers will be required to appear before the Town Planning Commission and Town Board for approval of the exact building site location and specifications.

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.