
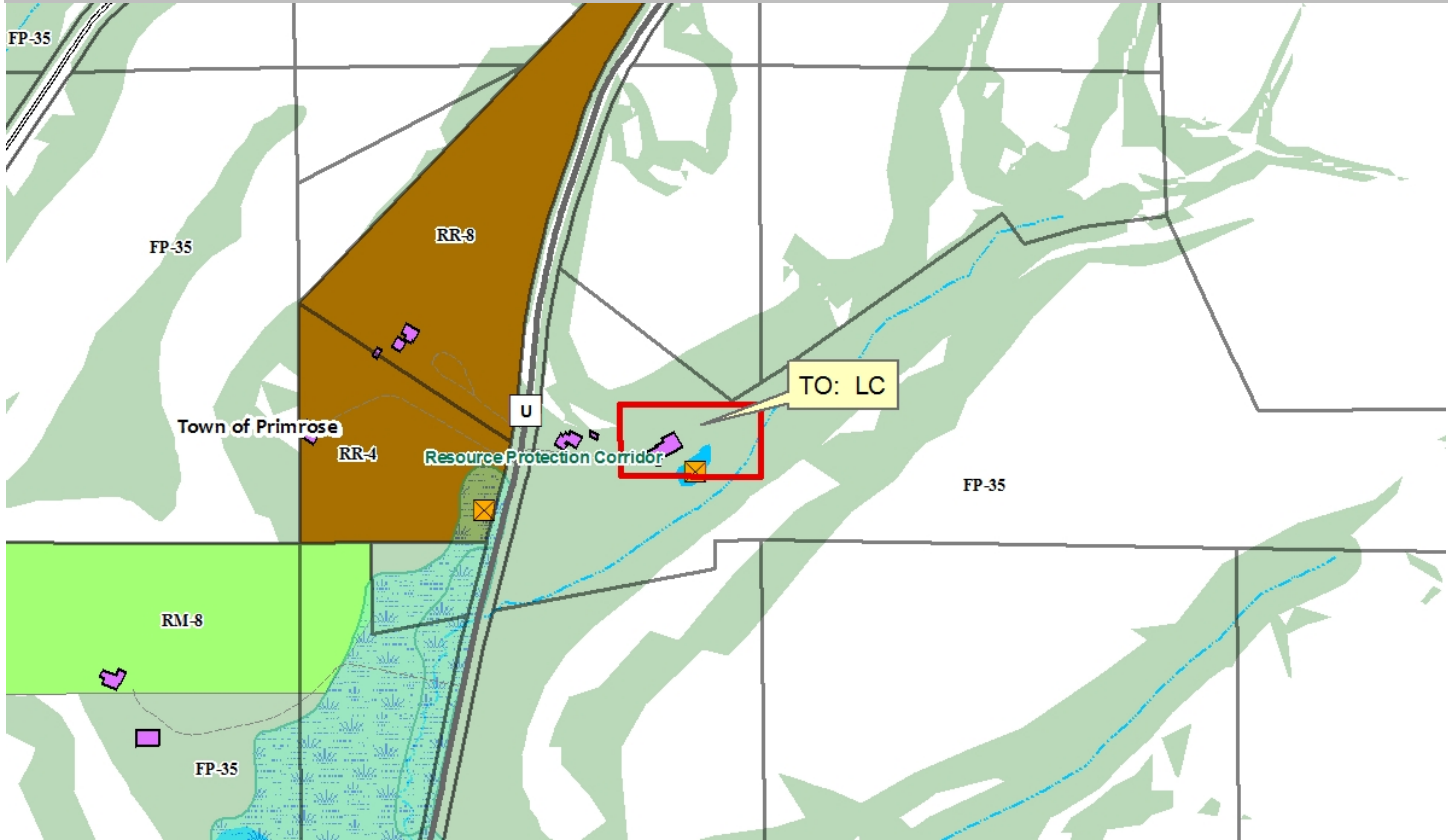


Staff Report  Zoning and Land Regulation Committee	Public Hearing: June 27, 2023		Petition 11955
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO LC Limited Commercial District		<i>Town/Section:</i> PRIMROSE, Section 34
	<i>Size:</i> 2.45 Acres	<i>Survey Required:</i> No	
	<i>Reason for the request:</i> Zoning to allow for limited commercial business and outdoor storage		<i>Applicant:</i> ALEXANDER GOWAN ELKINS <i>Address:</i> 204 COUNTY HIGHWAY U



DESCRIPTION: Alexander Elkins requests LC zoning over a portion of his property in order to operate a small-scale outboard motor repair business. A conditional use permit for outdoor storage for more than 12 vehicles or pieces of equipment has also been submitted concurrent with this rezone petition (see [CUP 2596](#)). If approved, this rezone and the associated CUP would resolve an existing zoning code violation and bring the property into compliance.

OBSERVATIONS: Elkins owns a total of 94 acres, including lands to the north and east of the subject property. The proposed zoning area meets the requirements of the LC zoning district, being at least 20,000 square feet and less than 5 acres in area. LC zoning is intended for small commercial uses that are often similar to agricultural uses and are suitable to rural areas. LC zoning allows indoor storage and repair as a permitted use, and allows for outdoor storage and the storage of more than 12 total vehicles or pieces of construction equipment as a conditional use.

The proposed repair work would be done indoors, with the boats and equipment stored outdoors in a half-acre area behind the barn and up to three boats in front of the barn or near the driveway where they are staged for pickup. Motors would occasionally be tested outdoors before they are returned to their owners.

Visual screening is not technically required under s. 10.102(12) since the LC zoning does not abut residential-zoned land and because the proposed LC area is not within 100 feet of any residence. The LC zoning area would be within a larger FP-35 parcel; there are two residential lots across CTH U with RR-4 and RR-8 zoning. However, the applicant addresses

screening in the written narrative and site plan, which indicate there will be screening based on the location away from the road, the site terrain, and existing vegetation along the pond and around the property.

TOWN PLAN: The property is in an Agricultural Preservation Area under the *Town of Primrose / Dane County Comprehensive Plan*. Nonfarm development, including rezones for commercial development, is limited to one unit per 35 acres owned as of April 28, 1981. If Petition 11955 is approved, there will be 4 potential homesites remaining. The town's siting criteria requires nonfarm development to avoid previously cropped areas. The LC zoning parcel is located on the site of the existing homestead, and does not appear to have been previously cultivated. Although the homestead is located on town-identified productive farm soils (shown as resource protection corridor on the map), no new construction is proposed and no conflicts anticipated. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)

RESOURCE PROTECTION: There are resource protection corridors mapped on the property due to navigable water buffers and town-derived productive farm soils. Staff has no concerns since no new construction is proposed and no business operations or storage will be within these areas.

TOWN ACTION: On May 15th 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 rezone with no conditions.

Conditions specific to the proposed land use are handled as part of the review for proposed CUP 2596. Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com