

# TOWN OF PRIMROSE

## Application for Zoning Changes

Most of the land in the Town of Primrose falls in the A-1 Agriculture (Exclusive) District as specified in the Dane County Zoning Ordinance; therefore, any proposed land use not permitted in this district will require a zoning change. Zoning changes usually involve a change from one zoning district to another zoning district. They may also involve a change in the type of use allowed within an existing district, in which case a Conditional Use Permit (CUP) must be requested. Decisions on requests for zoning changes in the Town of Primrose are made jointly by the Town of Primrose and Dane County. Such requests must be consistent with the policies of both governments. The Town's policies can be found in the Town's Land Use Plan (available on the Town website and from the Town Clerk). The County's policies can be found in the County's Zoning Ordinances (available from Dane County Planning and Development). Before coming to the Town, you should confirm with Dane County Planning and Development that the use you propose is consistent with the zoning district to which you are requesting a change or with the list of conditional uses permitted. If you are applying for rezone for residential use for the purpose of building a new house, you must request a density study from the County and establish that there is a density remaining on the land.

### ZONING CHANGES CHECKLIST

**Your zoning change application needs to include the following:**

Name of applicant \_\_\_\_\_

Location and current use and zoning of property \_\_\_\_\_

- 1) Current size (in acres) of proposed tract of land to be rezoned \_\_\_\_\_
- 2) Number of parcels to be created from the proposed land rezone \_\_\_\_\_
- 3) Size (in acres) of each parcel from the proposed rezone \_\_\_\_\_
- 4) Specify reason for proposed land division below: \_\_\_\_\_
  - a. By will or pursuant to court order
  - b. For lease. Specify lease term (in years) \_\_\_\_\_
  - c. Mortgage
  - d. Casement
  - e. Sale or building development. Is the sale between adjoining property owners? \_\_\_\_\_  
If so list name of adjoining property owner \_\_\_\_\_
  - f. Other

- 5) Attach a legible copy of the most current plat map showing the proposed tract of land to be rezoned and all immediately surrounding (or adjoining) land plats. \_\_\_\_\_
- 6) Attach an up-to-date aerial photo of the proposed tract of land to be divided. The photo must also show immediate adjoining lands. Several photos may be required to show all required land area with sufficient resolution to adequately identify all land features and existing structures. Photos must have a distance scale identified on map. \_\_\_\_\_
- 7) Attach a soils map of the proposed tract of land to be rezoned. The soils map must include the names and definitions (i.e. soil class, drainage class, land capability class etc.) of all soil types listed. \_\_\_\_\_
- 8) Attach a topographical map of the proposed tract of land to be rezoned. Contour interval scale (distance per contour interval) must be identified on map. \_\_\_\_\_
- 9) List the current land uses of the proposed tract of land to be rezoned.  
\_\_\_\_\_
- 10) List in approximate acreage all current land types (i.e. pasture, tillable, wetland, woodland, etc.) of the proposed tract of land to be rezoned.  
\_\_\_\_\_
- 11) Attach a site plan of the proposed land division. \_\_\_\_\_  
This shall include the following:
  - a. An aerial photo with the location of the proposed rezone.
  - b. List all proposed land uses.
  - c. If intent is to sale for development, identify on aerial photo the residential development site (residences, driveways, buildings, etc.) that conforms to the Town of Primrose Comprehensive Plan.
- 12) If the applicant is applying for a Conditional Use Permit, in addition to complying with the Dane County's six standards, the proposed rezone must comply with the siting, lot size, scale, density and operational requirements described in the Primrose Comprehensive Plan as well as the goals and objectives of that Plan. \_\_\_\_\_