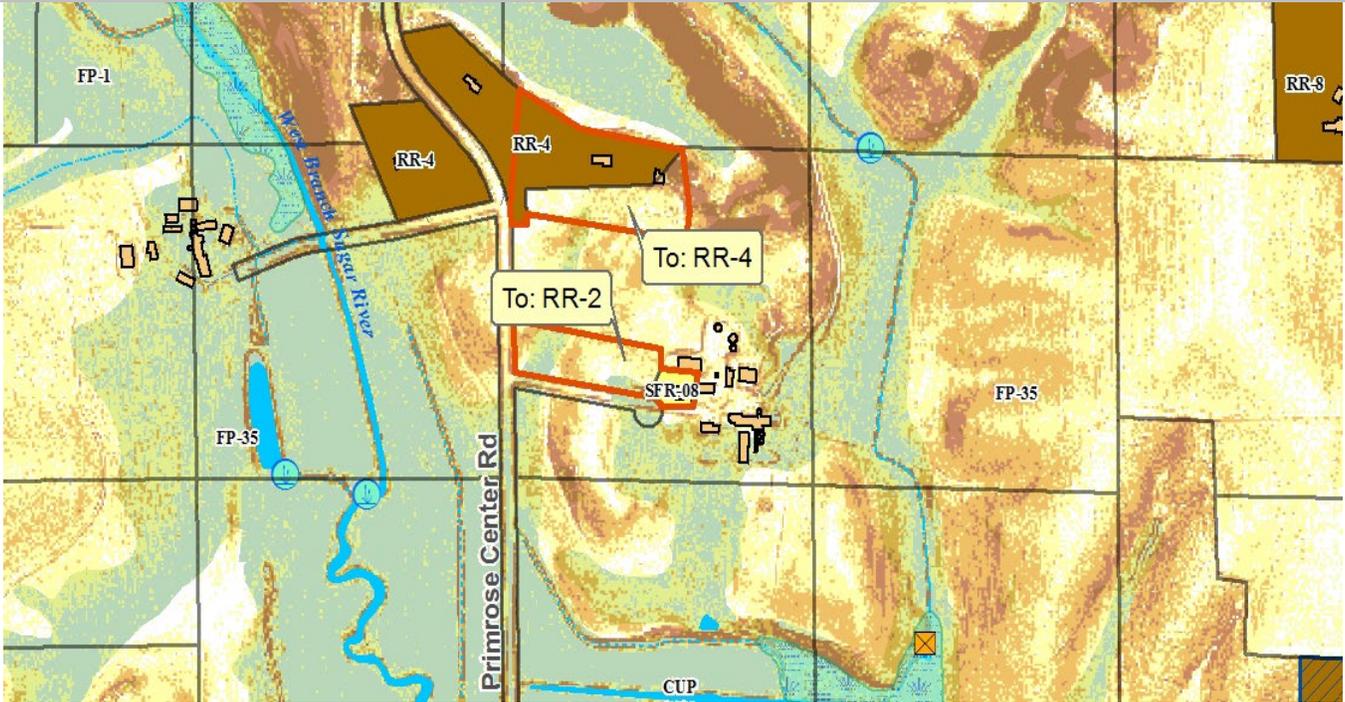


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 25, 2022		Petition 11783
	<i>Zoning Amendment Requested:</i> SFR-08 Single Family Residential District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District		<i>Town/Section:</i> PRIMROSE, Section 10
	<i>Size:</i> .6,2.82,2.82 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> DAVID J GARFOOT
	<i>Reason for the request:</i> Two existing residential lots are each adding 2.82 acres of land to their lots		<i>Address:</i> 8670 GARFOOT DR.,



DESCRIPTION: The landowner seeks to expand two existing lots, one in the SFR-08 zoning district, and one in the RR-4 district, by 2.82 acres apiece. The rezones would allow the new lots to be in one zoning district.

OBSERVATIONS: All proposed lots meet all dimensional and road frontage requirements of the Dane County Zoning and Land Division ordinances. No new homesites would be created with this petition.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Primrose / Dane County Comprehensive Plan*. The plan supports limited rural residential lots between 2 to 8 acres.

RESOURCE PROTECTION: Both lots appear to be outside the shoreland zone and regulated floodplain of the West Branch of the Sugar River and its tributaries. Portions of both lots fall within town-derived corridors related to slopes. With no new development proposed, no significant impacts anticipated.

TOWN: The Town Board approved the petition conditioned upon a “no building area” being designated on the certified survey map for each lot.

STAFF: Recommend approval with Town condition.

1. The certified survey map shall depict a hatch marked area noting “residential development is prohibited in this area” as approved by the Town of Primrose.

Questions? Contact Brian Standing at standing@countyofdane.com.