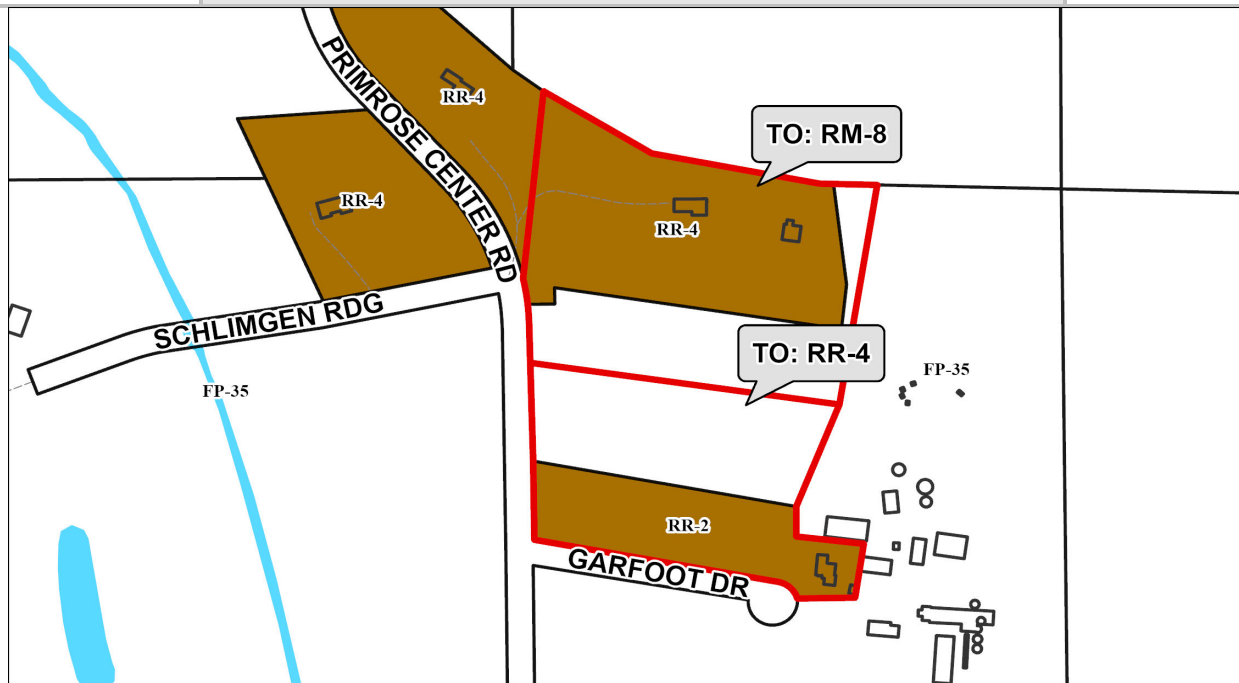


Staff Report  Zoning & Land Regulation Committee	Public Hearing: September 16, 2025		Petition 12195
	Zoning Amendment Requested: RR-4 Rural Residential District and FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District; RR-2 Rural Residential District and FP-35 Farmland Preservation District TO RR-4 Rural Residential District		Town, Section: PRIMROSE, Section 10
	Size: 6.82,4.25,3.41,3.73 Acres	Survey Required: Yes	Applicant: DAVID & ROBYN GARFOOT
	Reason for the request: expanding two existing residential lots		Address: 8670 GARFOOT DRIVE



DESCRIPTION: The landowners would like to expand two existing residential lots on the 280-acre+ farm.

OBSERVATIONS: The two existing residential lots have houses on them. No sensitive environmental features observed in the expansion area.

COMPREHENSIVE PLAN: The proposal removes land from the farmland preservation zoning category. No new development is proposed, and expansion of existing rural residential lots is unlikely to have significant impact on rural character. The proposal appears reasonably consistent with comprehensive plan policies. It's worth noting, however, that RM-8 zoning would allow a number of additional permitted and conditional uses that aren't currently available under the parcel's RR zoning.

Staff reached out to the applicant about the requested RM-8 zoning, and was informed they thought the application was for RR-8 zoning for both lots. Based on the town's meeting minutes and motion to approve, the town was operating under the same understanding. Given this apparent disconnect between the application materials, the applicant's understanding, and the town's approval, staff recommends that the petition be amended to RR-8 for both parcels. 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 features on or within 300 feet of the subject property.

TOWN ACTION: Approved. The Town's action includes the following notation (emphasis added):

“Motion by Gibson to approve transfer of about 3.5 acres to parcel 0507- 102-8520-0 from parcel 0507-102-8503-0, with additional hashmarks added to on new CSM showing that no further buildings can occur, and resulting in zoning change from RR2 to RR4; seconded by Elkins. Motion passed 3-0.

*Motion by Gibson to approve transfer of about 3.5 acres to parcel 0507-102-8510-0 from parcel 0507-102-8503-0, with additional hashmarks added on new CSM showing that no further buildings can occur, **and resulting in zoning change from RR4 to RR8**; seconded by Elkins. Motion passed 3-0.”*

Staff note: The applicant’s surveyor has provided a draft CSM meeting this condition.

STAFF RECOMMENDATION: Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition subject to the following amendment and condition:

1. The petition is amended to RR-8 for proposed Lot 1 (Erickson Trust lot).
2. Final Certified Survey Map shall include hatching indicating no further residential development is permitted on portions of the property as shown on the draft CSM dated June 9, 2025 and submitted with the rezoning application.

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