
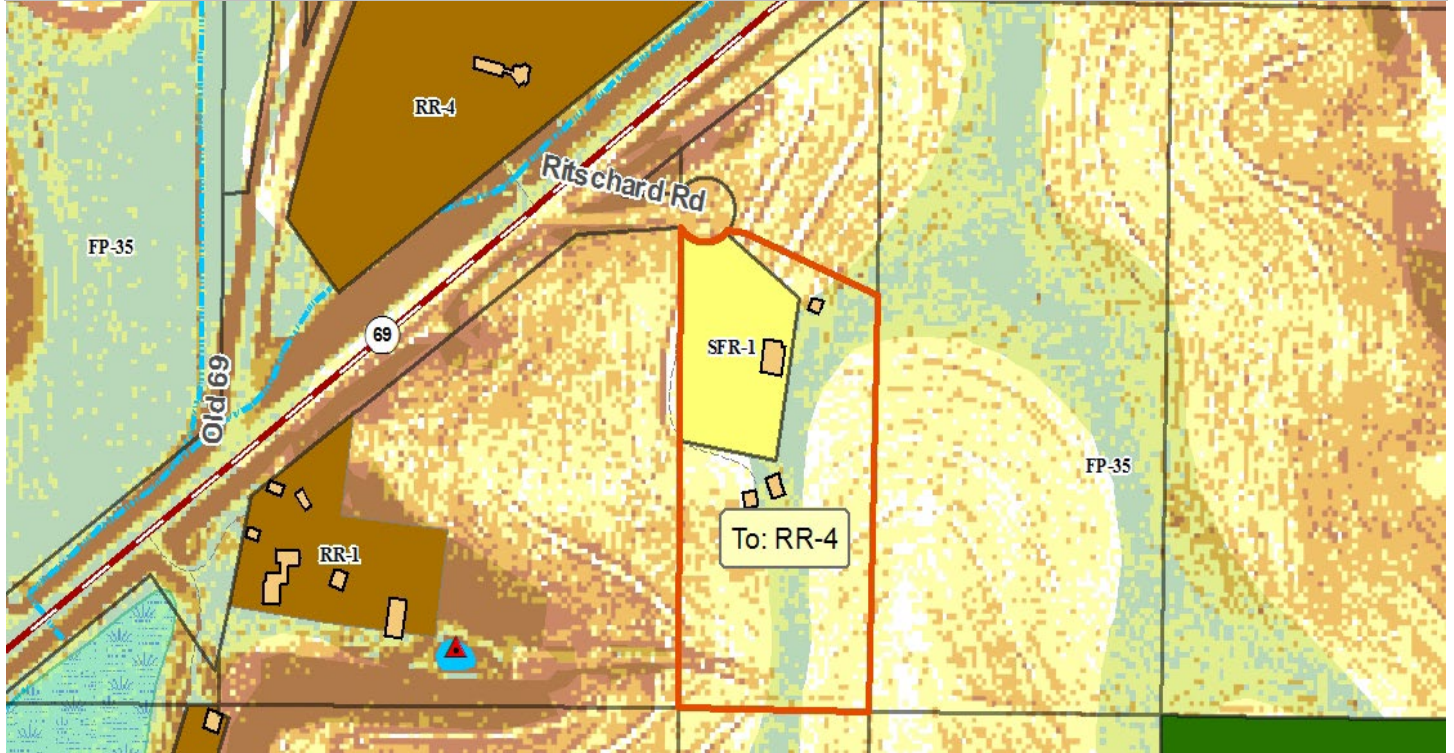


Staff Report  Zoning and Land Regulation Committee	Public Hearing: November 23, 2021	Petition 11763	
	Zoning Amendment Requested: SFR-1 Single Family Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District		Town/Section: PRIMROSE, Section 36
	Size: 1.85,5.64 Acres	Survey Required. Yes	Applicant DUANE & BRENDA SIEGENTHALER
	Reason for the request: Expanding existing residential lot		Address: 7965 RITSCHARD ROAD



DESCRIPTION: Landowner wishes to add 5.64 acres of land, including two existing accessory buildings, to an existing 1.85-acre SFR-1-zoned lot. The resulting 7.49-acre combined lot would be rezoned to the RR-4 zoning district.

OBSERVATIONS: Proposed lots would conform to the minimum size and road frontage requirements of the county zoning and land division ordinances.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Primrose / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. The town/county plan sets a minimum lot size of two acres and limits rezones to the minimum area necessary to accommodate the proposed use.

RESOURCE PROTECTION: An area of town-mapped productive agricultural soils runs through the middle of the proposed RR-4 lot. No new development proposed, and no significant impacts anticipated.

STAFF: Recommend approval with town conditions.

TOWN: The Town of Primrose Board has voted to recommend approval, with a condition that Parcel 0507-364-8920-8 be deed restricted against further residential development.

Questions? Contact Brian Standing at standing@countyofdane.com