
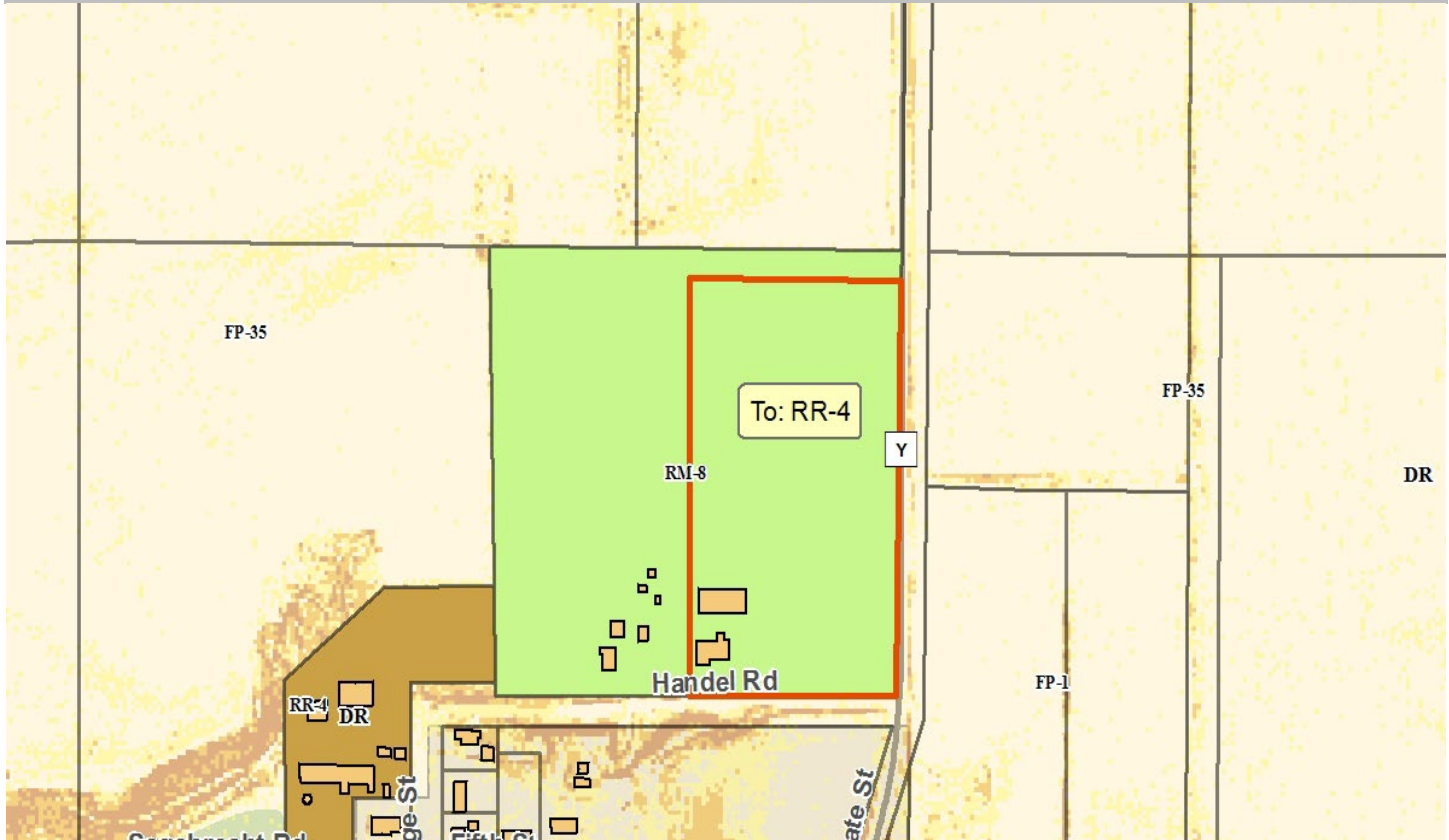


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>August 23, 2022</b>		<b>Petition 11868</b>
	<i>Zoning Amendment Requested:</i> <b>RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District</b>		<i>Town/Section:</i> <b>MAZOMANIE, Section 9</b>
	<i>Size:</i> <b>9.9 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	
	<i>Reason for the request:</i> <b>create one residential lot - transfer of development right</b>		<i>Applicant:</i> <b>MARK &amp; KAREN LAWLER</b>
			<i>Address:</i> <b>898 HANDEL ROAD</b>



**DESCRIPTION:** Using the Town’s TDR system the applicant would like to transfer a split from a farm to this area close to the village. The applicant would like to split their 9 acre parcel into two ~4.5 acre parcels to create a 2<sup>nd</sup> building site.

**OBSERVATIONS:** The transferred right is from a large landowner in the northern (section 27-28) part of the Town, see color map.

**COUNTY HIGHWAY DEPT:** CTH Y is not a controlled access highway. No new access will be permitted on CTH Y due to reconfiguration of existing lot. Estimate increase of traffic to be 10 trips per day due to rezone.

**TOWN PLAN:** The Town has a 1 per 40 acre density policy and a Transfer of Development Rights (TDR) policy. This proposal is consistent with both. See BOTH attached Density Studies.

**RESOURCE PROTECTION:** There appear to be no resource protection areas onsite.

**STAFF:** Recommends approval with the following conditions:

1. Applicant shall record an agricultural conservation easement with the Register of Deeds office that meets the requirements of section 10.304(4)(b) of the county zoning code on tax parcel 090628480002.

2. Applicant shall record a TDR-R notice document on the RR-4 zoned property indicating that the additional residential lot was established as the result of a Transfer of Development Rights on tax parcel 080609297400.

Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or [kodl@countyofdane.com](mailto:kodl@countyofdane.com)  
**TOWN:** the Town of Mazomanie approved without condition.