



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 23, 2017**

Zoning Amendment:
A-2 Agriculture District to RH-2 Rural Homes District

Acres: 5, 7.3
Survey Req. Yes

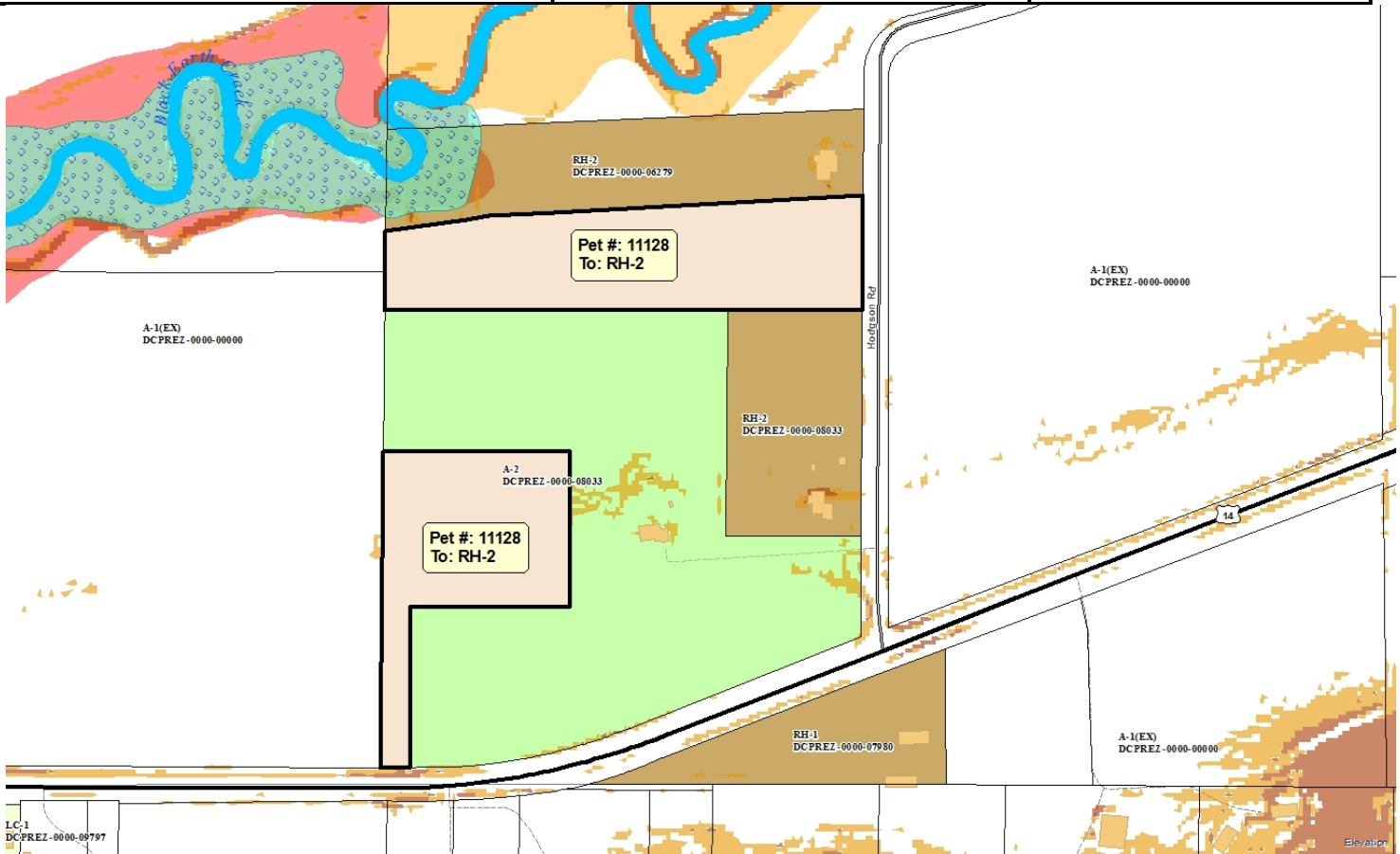
Reason:
Creating two residential lots

Petition: **Rezone 11128**

Town/sect:
Mazomanie Section 18

Applicant
Dawn M Evert

Location:
North & West of 5631 Hodgson Rd



DESCRIPTION: Applicant is requesting rezone from A-2 to RH-2 for the creation of 2 residential lots in section 18 by transferring Housing Density Rights from parcels in section 12 via the Town TDR Policy and County TDR Ordinance.

OBSERVATIONS: The sending area has floodplain issues for development and is entirely being used for agriculture. There is a cluster of homes in the receiving area.

TOWN PLAN: The subject property is in the Agricultural Preservation planning area. (1 HDR per 40 acres) Per the attached Density Studies, there are no remaining splits available on the receiving farm, but 2 splits are available from the sending farm.

RESOURCE PROTECTION: There is a small amount of resource protection in the Northwest corner of one proposed lot, nothing to preclude development from the bulk of the 7 acre lot.

STAFF: The properties meet the dimensional standards of the zoning districts. The proposal is consistent with the Town of Mazomanie's TDR Policy and Dane County's TDR Ordinance.

TOWN: The Town approved with no conditions.