
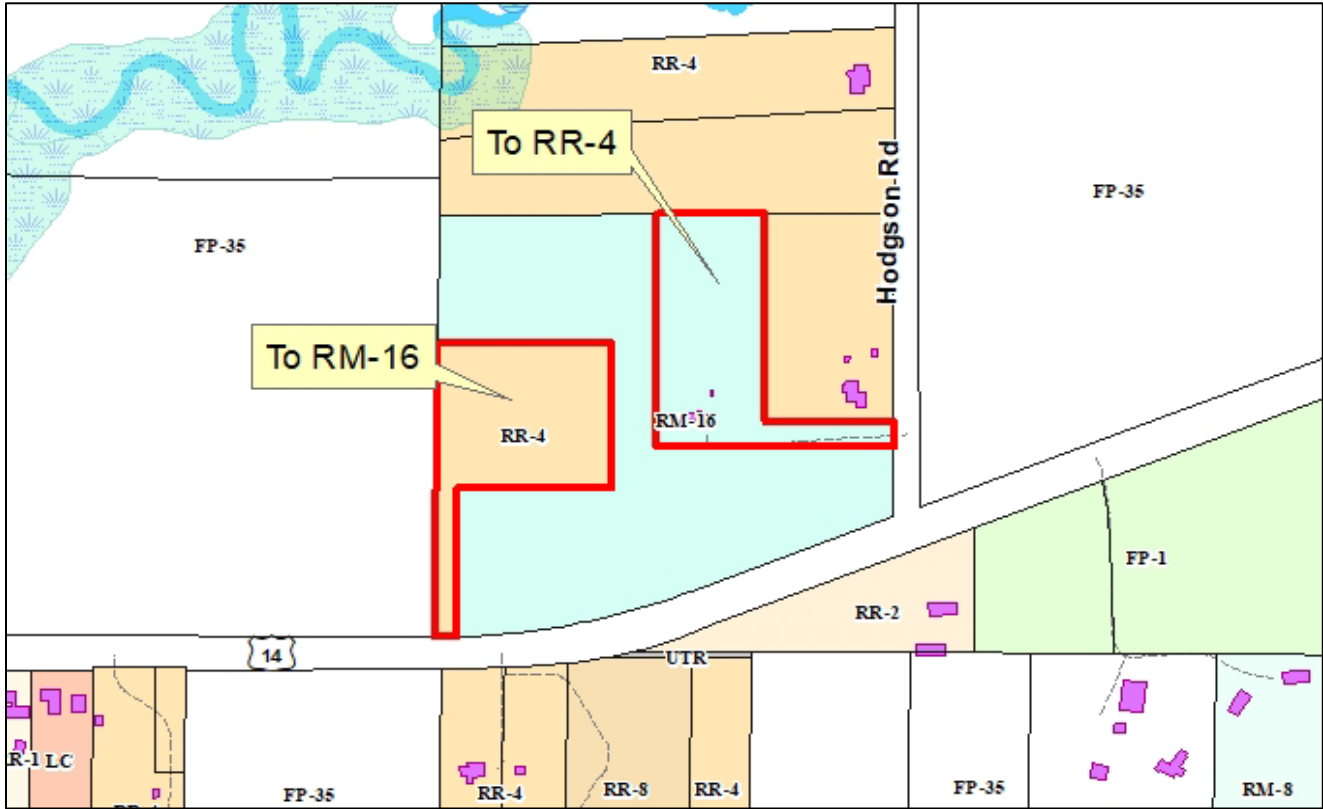


<b>Staff Report</b>  <b>Zoning &amp; Land Regulation Committee</b>	<u>Public Hearing:</u> <b>January 28, 2025</b>	<b>Petition 12132</b>	
	<u>Zoning Amendment Requested:</u> <b>RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District,  RR-4 Rural Residential District TO RM-16 Rural Mixed-Use District</b>		
	<u>Size:</u> <b>4.88,5.0 Acres</b>	<u>Survey Required:</u> <b>Yes</b>	<u>Town, Section:</u> <b>MAZOMANIE, Section 18</b>
	<u>Reason for the request:</u> <b>Shifting of property lines between adjacent land owners</b>		<u>Applicant:</u> <b>KARIN &amp; RUDELLE MEYER</b> <u>Address:</u> <b>5631 HODGSON ROAD</b>



**DESCRIPTION:** Applicants would like to shift property lines between adjacent owners, to relocate an existing residential lot with RR-4 zoning. A new 2-lot certified survey map (CSM) will be recorded. Bruce Hill and Karin Meyer intend to build a home on the resulting large lot with RM-16 zoning; their daughter Rudi Meyer will own the smaller RR-4 zoned lot with the existing home.

**OBSERVATIONS:** The proposed lots meet county ordinance standards for the proposed zoning districts, including minimum lot size and public road frontage, and building setbacks and lot coverage. Both of the resulting lots will have a shared driveway off of Hodgson Road. No new access is proposed onto US Highway 14. The certified survey map will be subject to the Village of Mazomanie’s review under its extraterritorial jurisdiction.

**COMPREHENSIVE PLAN:** The request is in the Agricultural Preservation Planning District. The Town of Mazomanie has a 1 home per 40 acres density policy. The proposal is not requesting any new building lot, just reconfiguring 2 existing lots. The request is consistent with the Town’s Comprehensive Plan and density policy. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or [Kodl.Curt@danecounty.gov](mailto:Kodl.Curt@danecounty.gov).

**RESOURCE PROTECTION:** There are no sensitive environmental features on or within 300 feet of the subject property.

**TOWN ACTION:** On December 9, 2024 the Town Board recommended approval of the rezone with no conditions.

**STAFF RECOMMENDATION:** Pending any comments at the public hearing, Staff recommends approval with no conditions. Please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@danecounty.gov](mailto:holloway.rachel@danecounty.gov) if you have questions about this petition or staff report.