

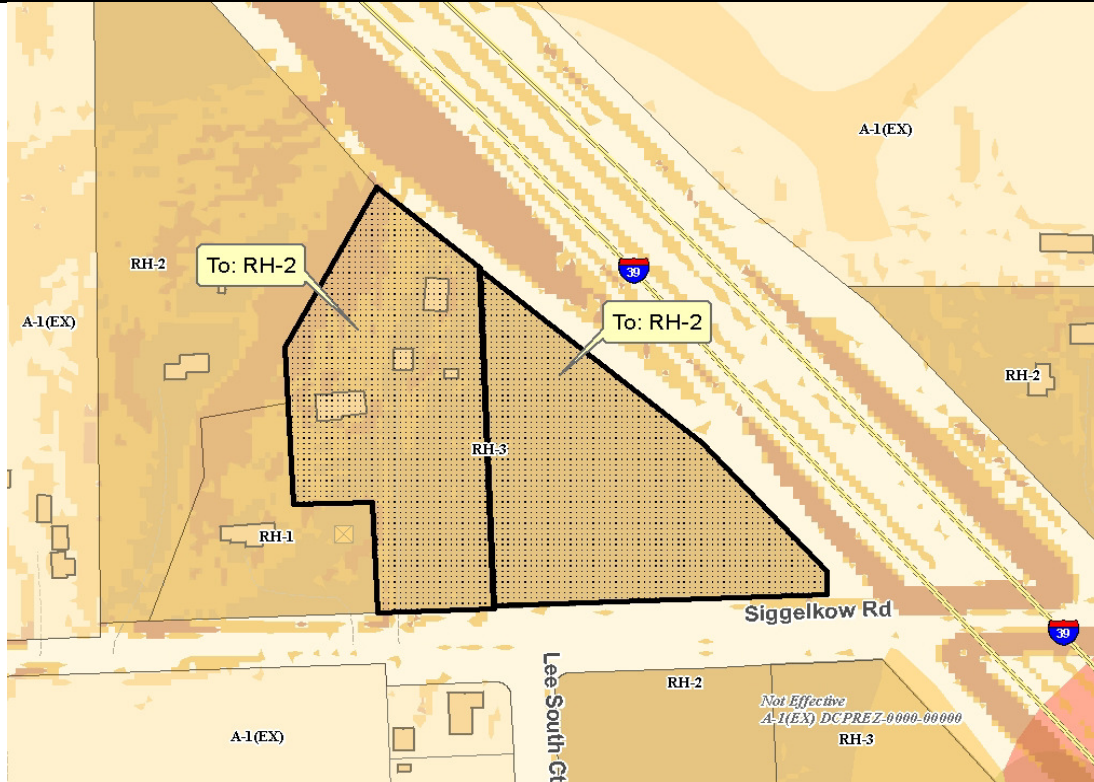


# Staff Report

<i>Public Hearing:</i> July 26, 2016	<i>Petition:</i> Rezone 11010
<i>Zoning Amendment:</i> RH-3 Rural Homes District to RH-2 Rural Homes District	<i>Town/sect:</i> Blooming Grove Section 36
<i>Acres:</i> 8.01 <i>Survey Req.:</i> Yes	<i>Applicant:</i> Glenn M Linzmeier
<i>Reason:</i> Creating Two residential lots	<i>Location:</i> 3330 Siggelkow Road

Zoning and Land Regulation Committee

NOTE: 180-day DED



**DESCRIPTION:** Applicant proposes to divide existing 8-acre residential parcel to create two ~4 acre lots. The existing house and buildings would be located on the westerly proposed parcel. The proposed new ~4 acre RH-2 parcel would be sold as a single family residential parcel.

**OBSERVATIONS:** The property is immediately adjacent to Interstate 39/90. A 345kv ATC power line runs along the easterly boundary of the property. A 200' setback applies to residential development located adjacent to a divided highway due to TRANS 405 Noise Overlay District. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's rural residential planning area. The property is also subject to the terms of the Blooming Grove / City of Madison cooperative plan. It appears that the proposal will be subject to City of Madison review and action.

**CITY OF MADISON:** The City of Madison Planning Staff has no objection to the land division.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The new parcel areas are extremely close to the minimum acreage of the RH-2 Zoning District. Staff is concerned that one of the parcels will not meet the 4-acre minimum when finalized. The surveyor is verifying that both parcels will be a minimum of 4 acres. If not, one lot should be rezoned to RH-1 to create a lot under 4 acres in size.

Staff also suggests that the 200-foot residential building restriction from I-39 (noise overlay district) be shown on the Certified Survey Map.

**TOWN:** Approved with no conditions.