



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 23, 2017**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to RH-1 Rural Homes
District**

Acres: 2.26
Survey Req. Yes

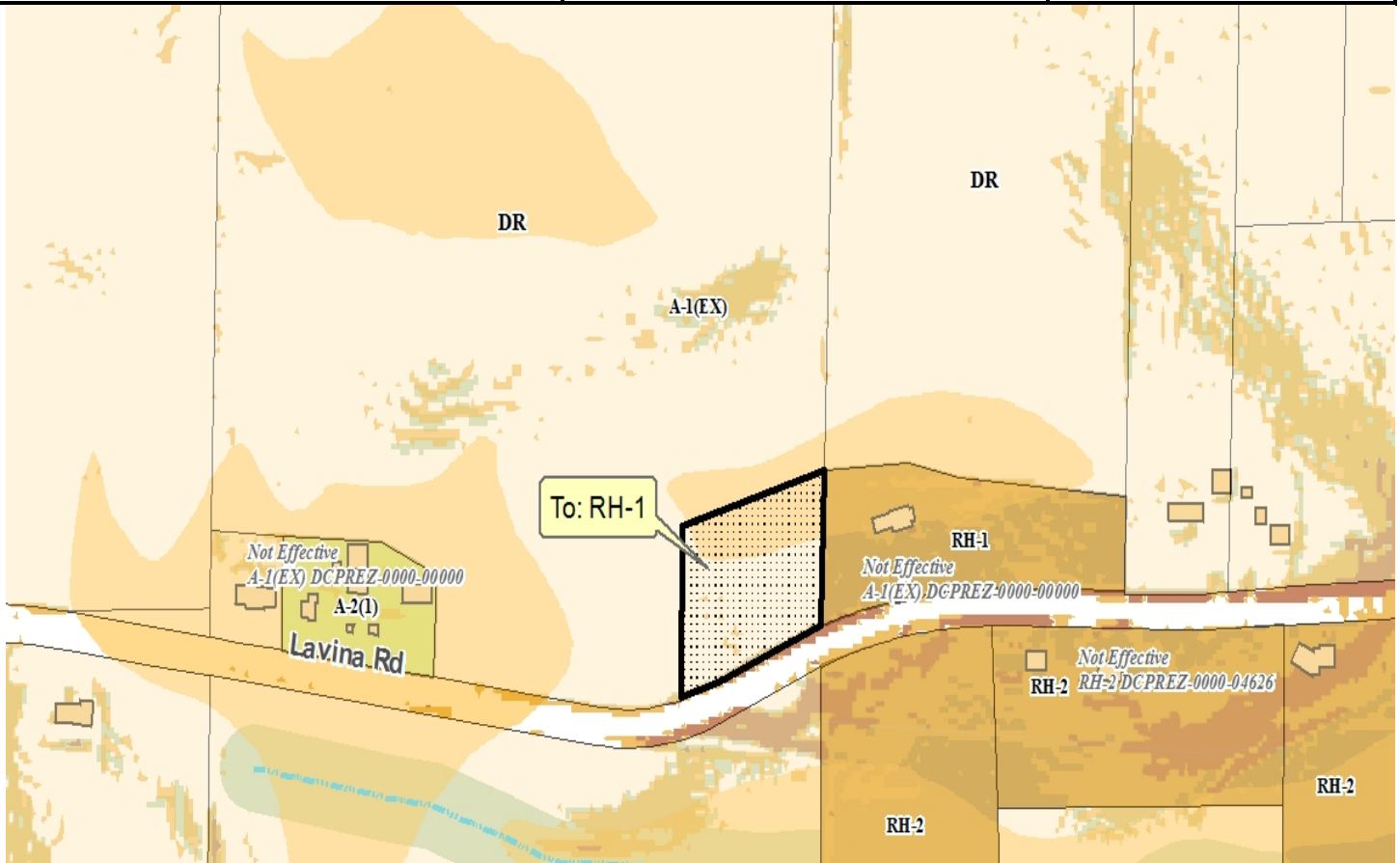
Reason:
Creating one residential lot

Petition: **Rezone 11135**

Town/sect:
**Dane
Section 27**

Applicant
Dale & Diana Helt

Location:
West of 7050 Lavina Rd



DESCRIPTION: The applicant wishes to create a new residential lot via the Town of Dane's TDR Policy and the Dane County TDR Ordinance.

OBSERVATIONS: Proposed receiving site is adjacent to the road and to a cluster of residential lots. The sending site is a working farmstead.

TOWN PLAN: The subject property is in the Agricultural Preservation district and subject to 1 per 35 development. Per the Density Studies, the sending farmstead has available Housing Density Rights and the receiving farmstead has no HDR's remaining and has been deed restricted.

RESOURCE PROTECTION: None present on the proposed residential 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. Staff recommends reapplying the existing Deed restrictions.

TOWN: The Town has approved with no conditions.