



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **July 28, 2015**

Zoning Amendment:
A-1EX Exclusive Agriculture District to A-2(4) Agriculture District

Acres: 5.35
Survey Req. Yes

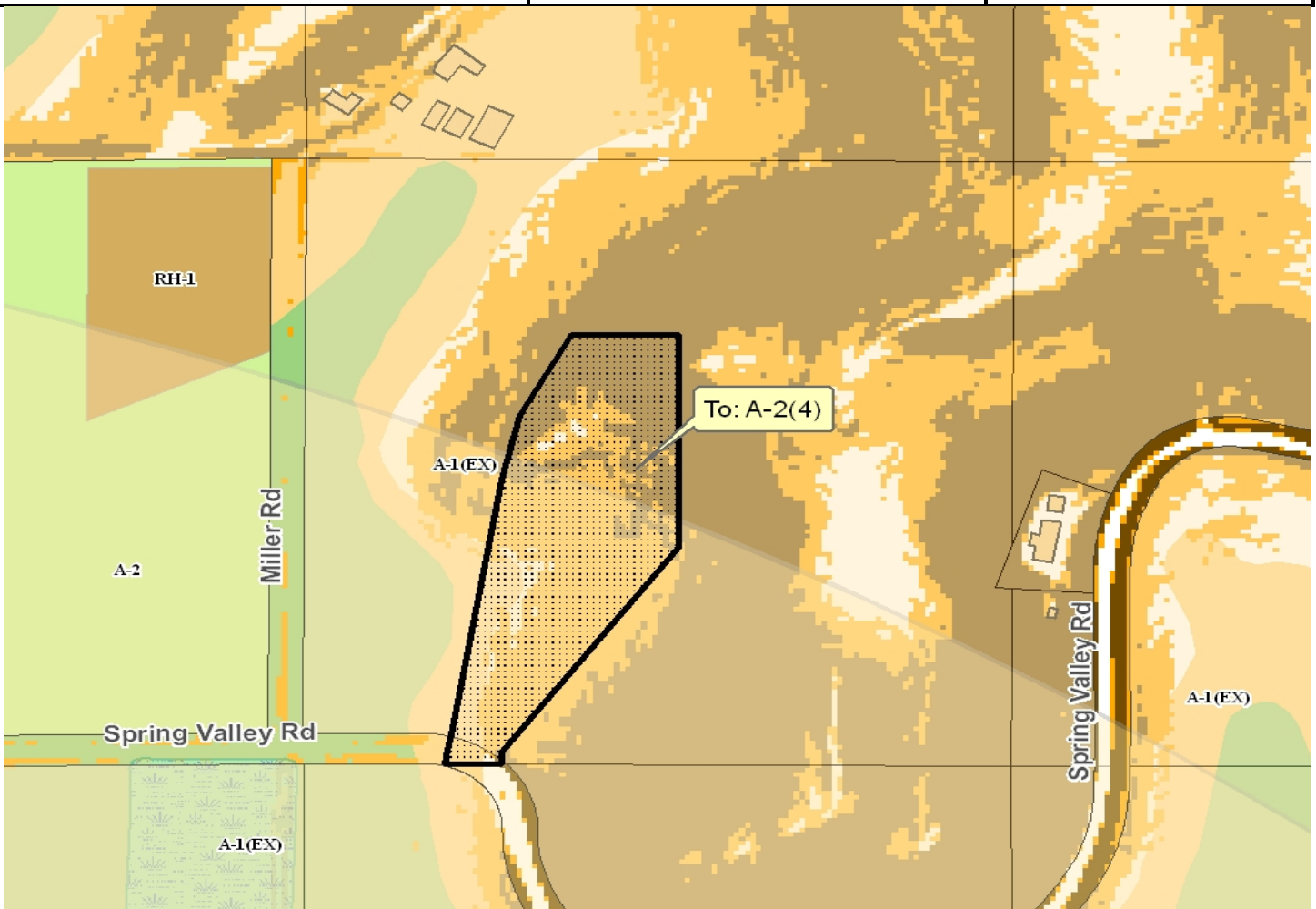
Reason:
Creating one residential lot

Petition: **Rezone 10855**

Town/sect:
Mazomanie Section 13

Applicant
**Danz REV Living TR,
Robert D & Faye L**

Location:
West of 9564 Spring Valley Road



DESCRIPTION: Applicant proposes to create a new single family residential lot on the farm.

OBSERVATIONS: The property consists of approximately 85% farmland and 15% woodland, with slopes ranging from 12% to 20%+ grade.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area.

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

STAFF: The property remains eligible for two splits. Note that the town of Mazomanie density policy "rounds up" fractional splits over 1/2. If the petition is approved, one split will remain available to the farm. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved.