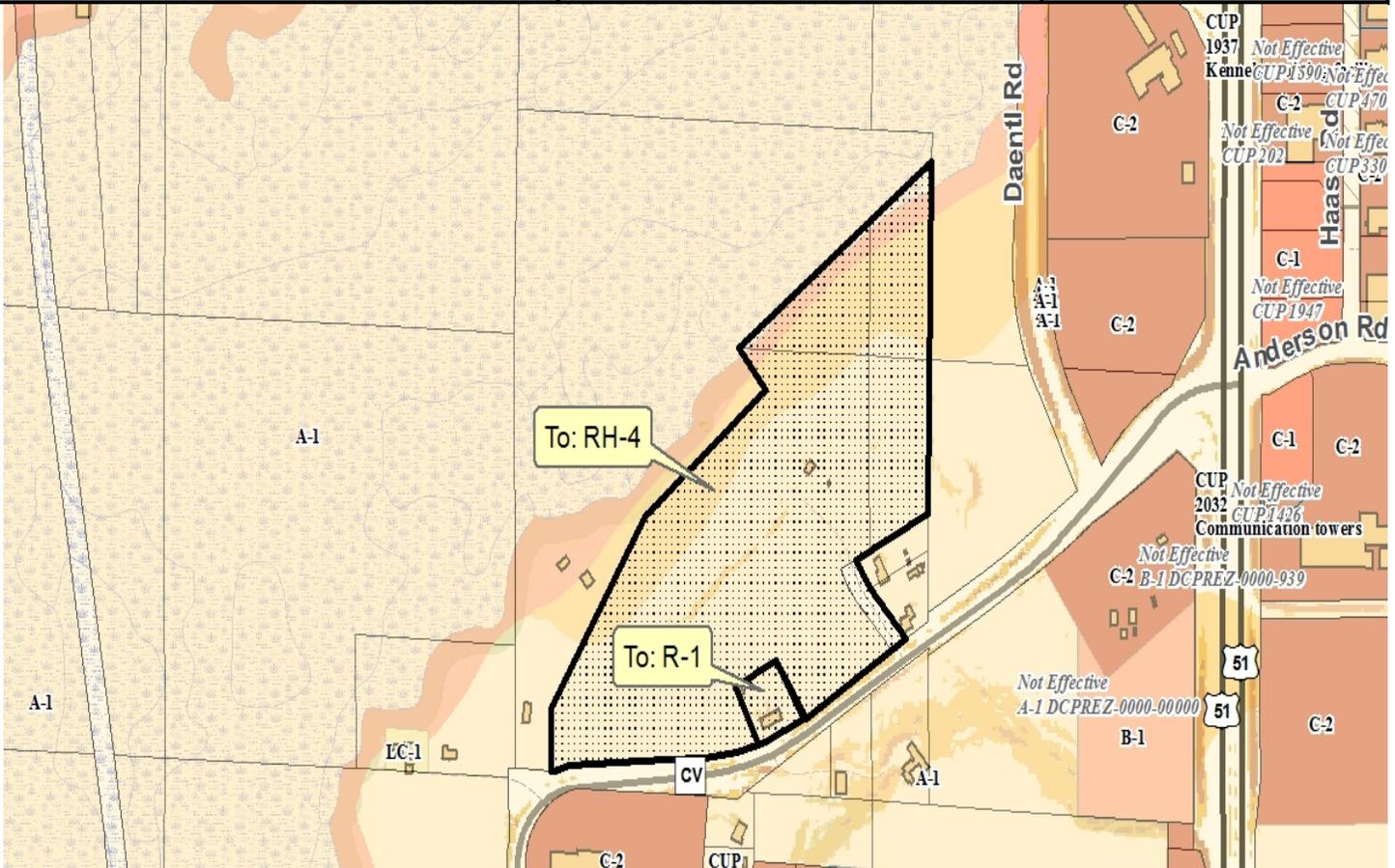




# Staff Report

<b>Public Hearing: May 23, 2017</b>	<b>Petition: Rezone 11137</b>
<b>Zoning Amendment: A-1 Agriculture District to RH-4 Rural Homes and R-1 Residence District</b>	<b>Town/sect: Burke Section 8</b>
<b>Acres: 30.41, 0.83 Survey Req. Yes</b>	<b>Applicant Lucy S Kurt-Manhart</b>
<b>Reason: Separating existing residence from farmland</b>	<b>Location: 5899 County Highway CV</b>

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant wishes to separate two residences from the farmland, one 0.8 acres in size and the other 30.4 acres in size. Agricultural use will continue on the 30 acre parcel.

**OBSERVATIONS:** The subject area is surrounded by residential and commercial uses, as well as open space in wetland. The RH-4 zoning district was selected over A-1 for reasons related to the subject property being within the City of Madison’s extraterritorial jurisdiction (ETJ).

**TOWN PLAN:** The subject property is located in the Agriculture and Rural Residential future land use districts of the *Town of Burke Comprehensive Plan*. It is located in the Boundary Adjustment Area – Madison (BAA-M) of the *Town of Burke Village of DeForest City of Sun Prairie and City of Madison Cooperative Plan*.

**RESOURCE PROTECTION:** No sensitive environmental features observed. The proposed lot is outside the resource protection area.

**STAFF:** The properties meet the dimensional standards of the zoning districts, and is consistent with the various plans.

**TOWN:** Approved (note, the town initially denied the proposed RH-4 zoning, but rescinded its previous action and subsequently approved the petition as presented at the board meeting on 7/19/17).