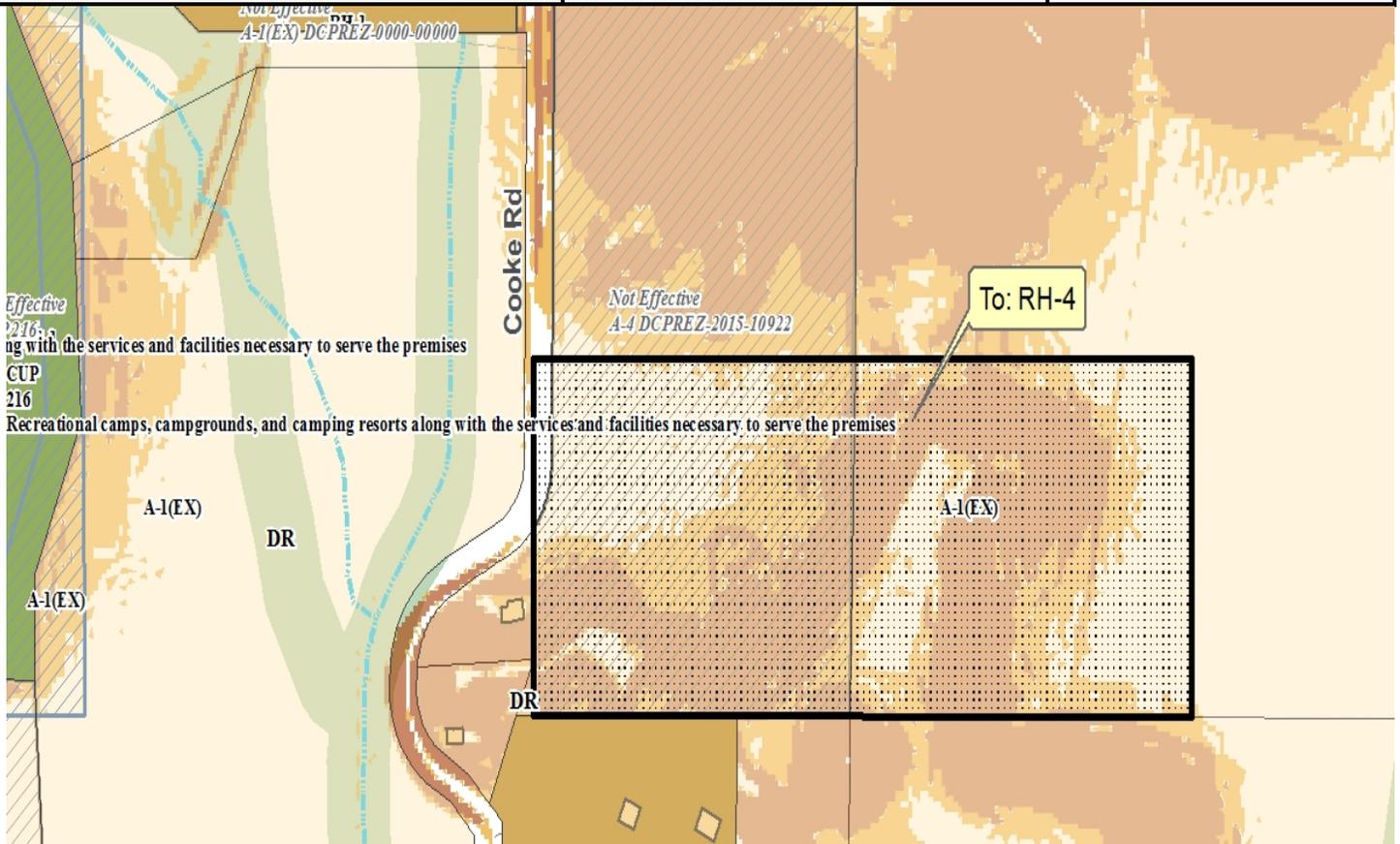




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 23, 2017	<i>Petition:</i> Rezone 11138
	<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to RH-4 Rural Homes District	<i>Town/sect:</i> Mazomanie Section 36
	<i>Acres:</i> 24 <i>Survey Req.</i> Yes	<i>Applicant</i> Szudy TR, Leonard A
	<i>Reason:</i> Creating one residential lot	<i>Location:</i> Northeast of 6474 Cooke Rd



DESCRIPTION: The applicant is requesting a rezone from A-1(EX) to RH-4 to create a new residential lot of 24 acres.

OBSERVATIONS: There is are a reasonable number of residential lots local to this parcel.

TOWN PLAN: The subject property is in the Agricultural Preservation planning area. (1 HDR per 40 acres) Per the attached Density Study, 3 splits are available for this farmstead.

RESOURCE PROTECTION: There are some steep slopes on site but nothing designated Resource Protection by the Town of Mazomanie.

STAFF: The provision meets the dimensional standards of the zoning district and the density policy of the Town Comprehensive Plan.

TOWN: The Town approved with no conditions.