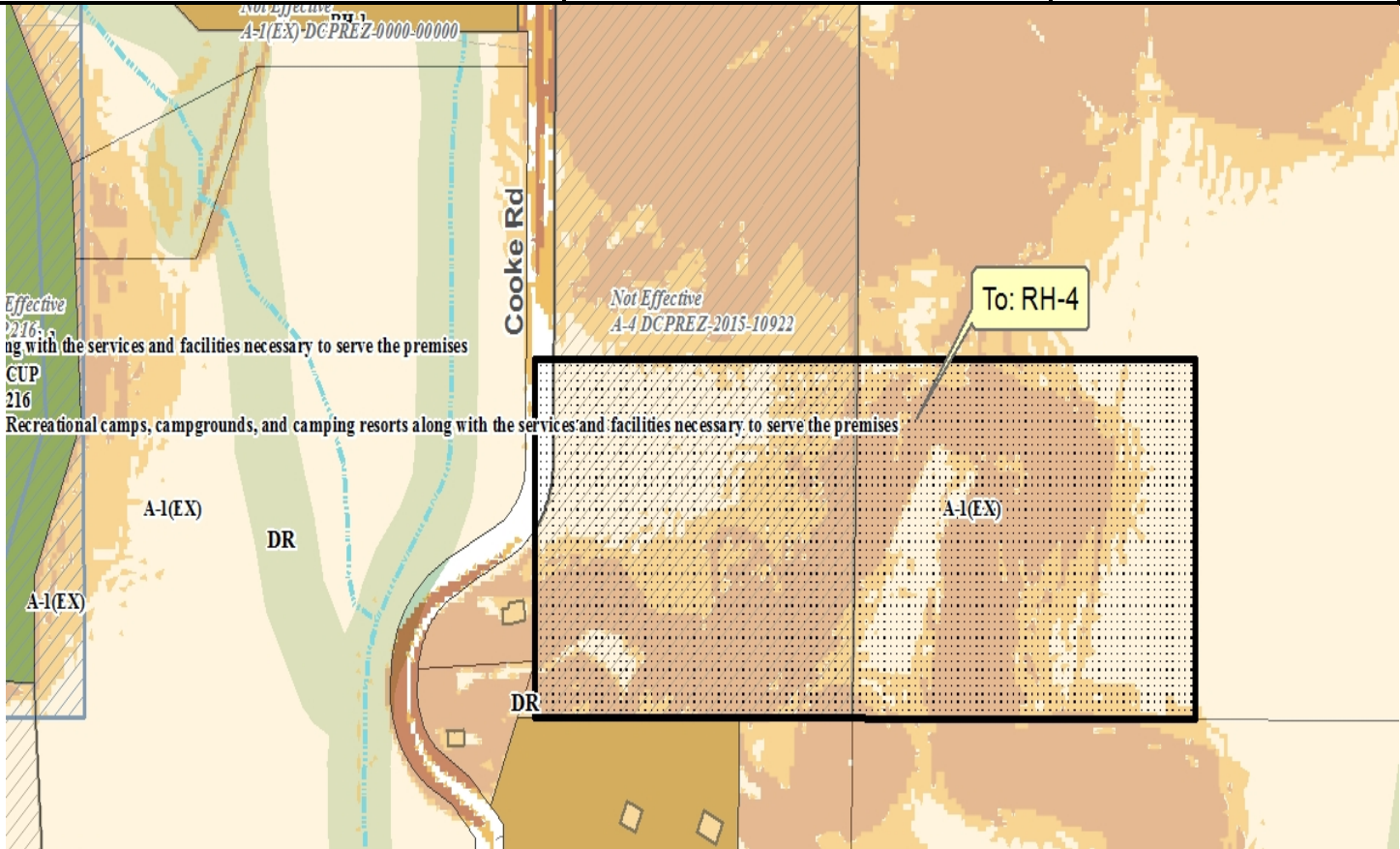




# Staff Report

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

## Zoning and Land Regulation Committee



**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.