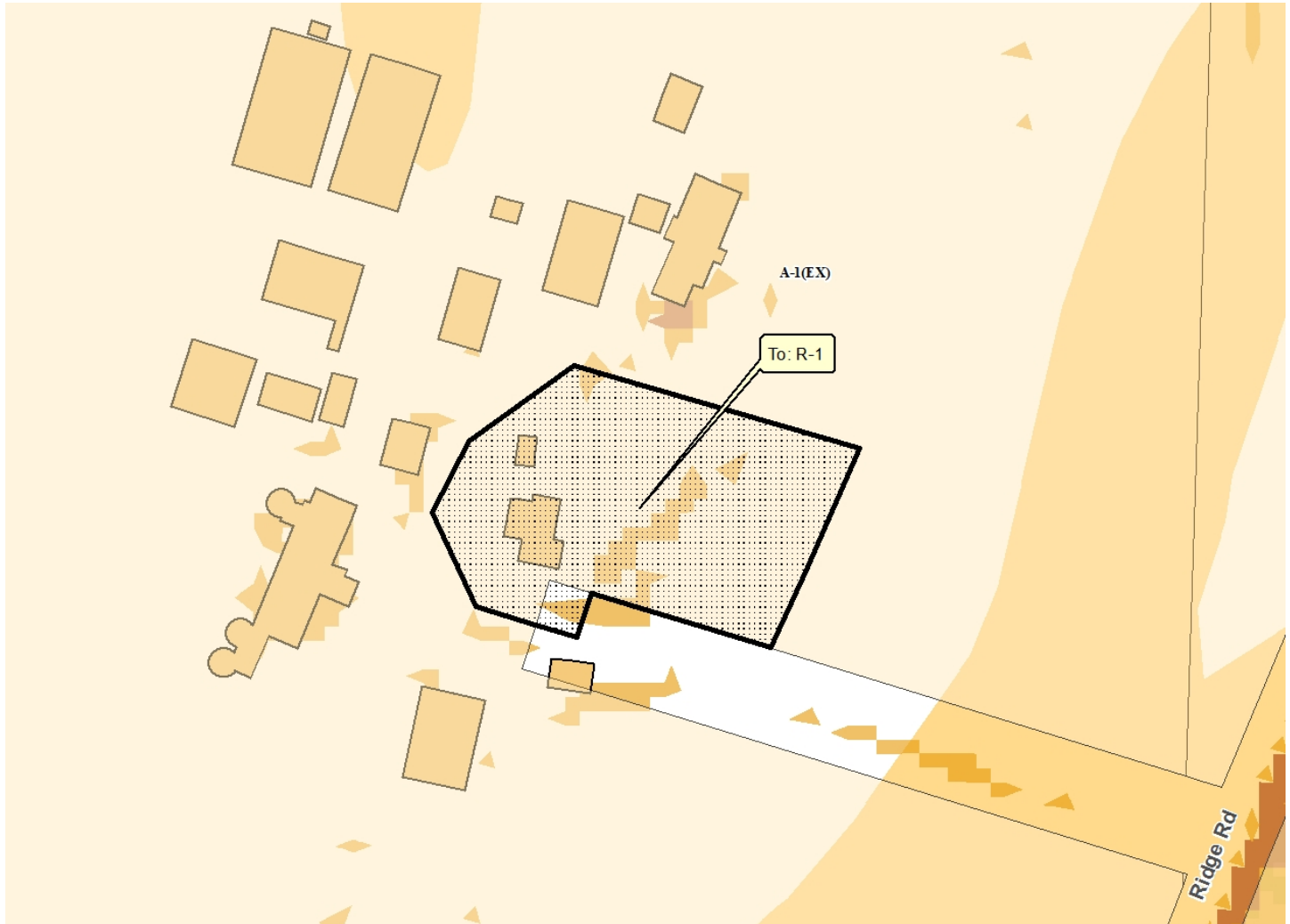




# Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>August 22, 2017</b>	<i>Petition:</i> <b>Petition 11175</b>
<i>Zoning Amendment:</i> <b>A-1EX Agriculture District TO R-1 Residence District</b>	<i>Town/sect:</i> <b>SUN PRAIRIE, Section 36</b>
<i>Acres:</i> 0.9 <i>Survey Req.</i> Yes	<i>Applicant</i> <b>JEFFREY C ZIMMERMAN</b>
<i>Reason:</i> <b>Separating existing residence from farmland</b>	<i>Location:</i> <b>4973 RIDGE RD</b>



**DESCRIPTION:** The applicant wishes to separate the existing house from the 216-acre farm. The lot will contain the existing residence and a small accessory building.

**OBSERVATIONS:** The proposal is located at the end of a dead end road. No significant soils present in the zoning area..

**TOWN PLAN:** The town of Sun Prairie does not use a density policy. Instead they limit development to a limit of 10 residential lots created per year. The town tracks the number of lots. This is the second lot created in the Town in 2017.

**RESOURCE PROTECTION:** There are no resource protection areas on the proposed lot.

**STAFF:** The proposal is consistent with the town and county comprehensive plans.

**TOWN:** The town approved with no conditions (Plan Commission 5:0, and Town Board 2:0 + one abstained).