

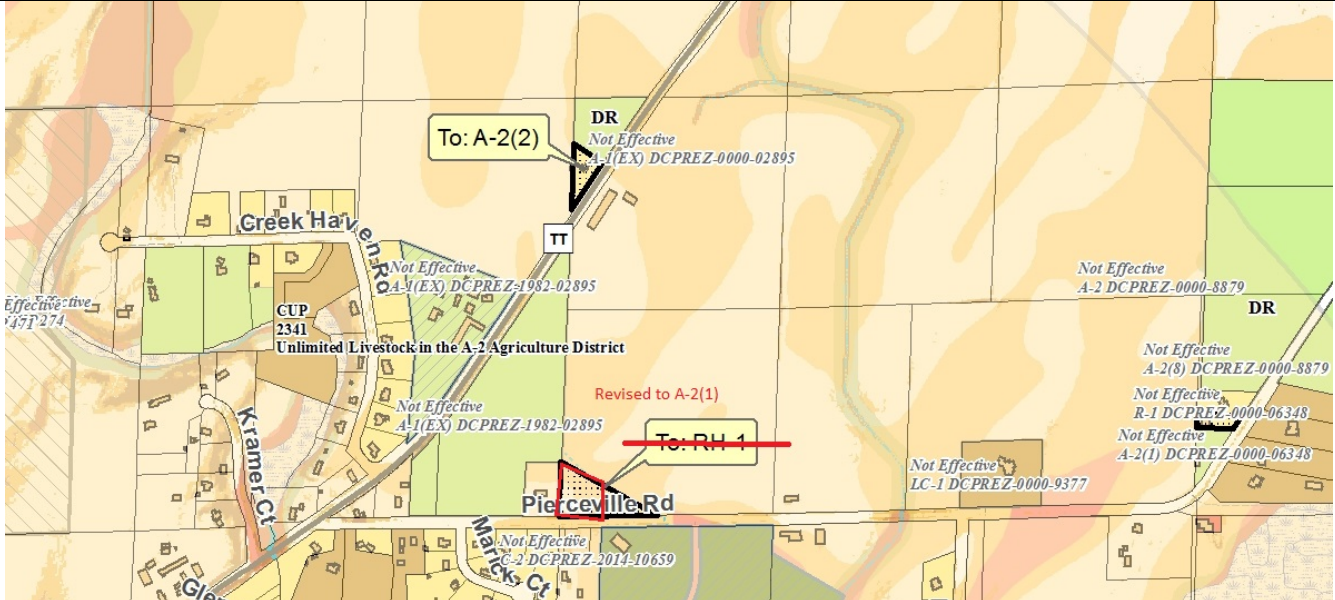


# Staff Report

## Zoning and Land Regulation Committee

NOTE: The zoning request of RH-1 was amended to A-2(1) due to change in the size of the proposed residential lot.

<b>Public Hearing:</b> April 25, 2017	<b>Petition:</b> Rezone 11121
<b>Zoning Amendment:</b> A-1EX Exclusive Agriculture District and R-1 Residence District to <del>RH-1 Rural Homes District</del> and A-2(2) Agriculture District	<b>Town/sect:</b> Sun Prairie Section 34
<b>Acres:</b> 2.7, .89 <b>Survey Req.</b> Yes	<b>Applicant:</b> Rademacher Living TR, Bruce & Shelly
<b>Reason:</b> Creating one residential lot	<b>Location:</b> 5007 Highway TT an East of 4695 Pierceville Rd



**DESCRIPTION:** Applicant wishes to create a new 2.7-acre residential lot and change a 0.89-acre R-1 lot to A-2(2). The A-2(2) area will be combined with the northerly lot so that a grain dryer may be constructed on the property. The existing house on the northerly lot is to be removed.

**OBSERVATIONS:** The northerly parcel is surrounded by agricultural fields. The proposed residential lot is located just north of the Oaks Golf Course. The entire area consists of Class II soils. A constructed drainage ditch is located on the northerly property line of the new residential lot. The ditch would not be considered navigable or subject to Shoreland regulations.

**TOWN PLAN:** The subject property is in the Exclusive Agriculture & Open Space future land use district. This district allows a limited amount of residential development. The town of Sun Prairie does not utilize a density policy; instead the town limits residential development to 10 lots per year. The residence on the northerly lot is being exchanged for the creation of the new residential lot.

**DANE COUNTY HIGHWAY DEPT:** No new access points shall be permitted on County Highway TT. Applicant is to work with the Highway Department with regards to access to the grain drying operation.

**RESOURCE PROTECTION:** The proposed lot is outside resource protection area.

**STAFF:** The proposal meets the dimensional standards of the zoning district. NOTE: The applicant has revised the size of the residential lot, reducing it to 1.5 acres. If approved, Staff suggests amending the zoning district to A-2(1) to meet the minimum acreage requirements of the zoning district.

**TOWN:** Approved condition upon a deed restriction being placed on the northerly A-2(2) lot prohibiting residential development on the property. The existing house shall be removed. A deed restriction shall be placed on the southerly A-2(1) lot prohibiting occupancy of any new residence until such time as the residence at 5007 County Highway TT is removed.