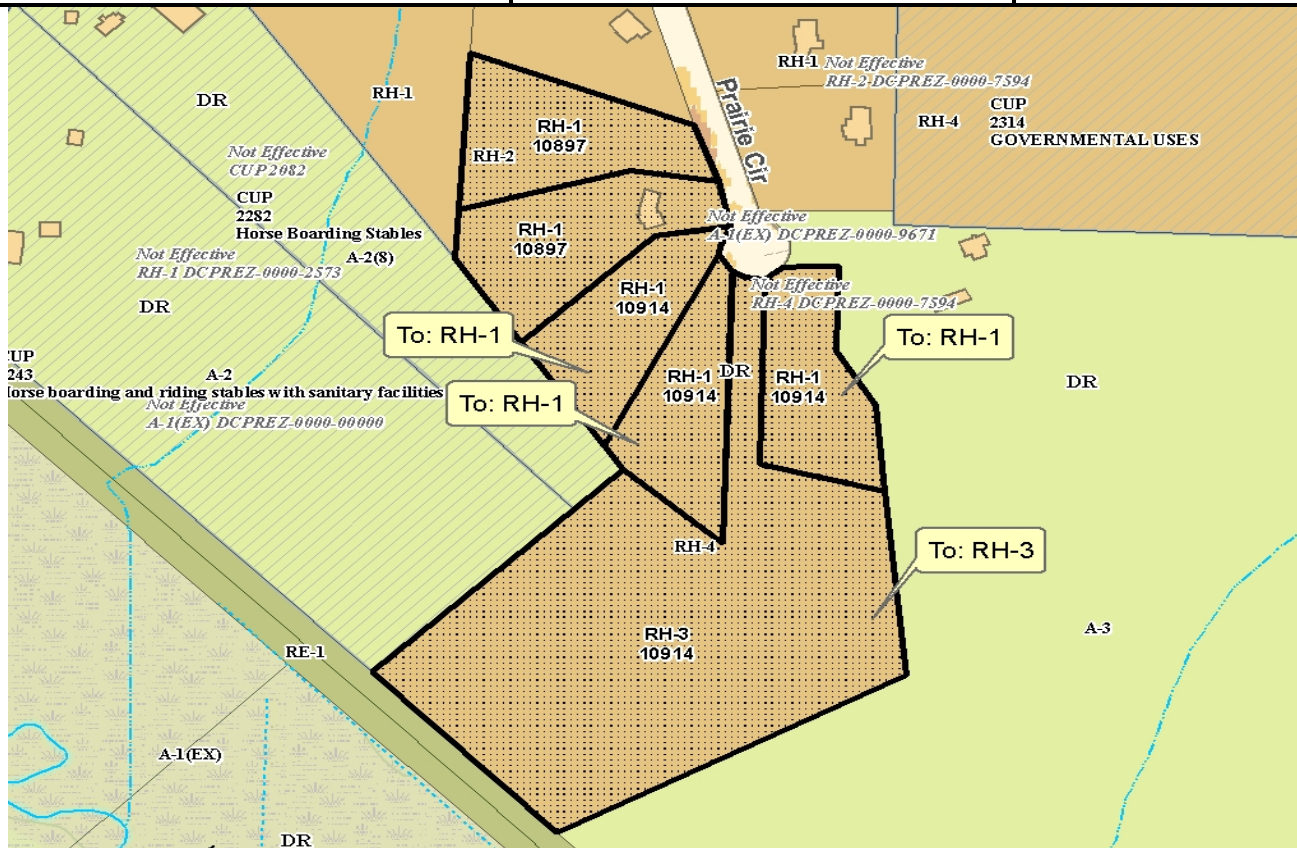




NOTE: The petition has been revised by reconfiguring the lot layout and the zoning request revised to RH-2 Rural Homes

Reason:
Creating four residential lots

Location:
2771 Prairie Circle



TOWN PLAN: The property is located in the town's Rural Residential planning area. Residential development is permitted in this area at a density limit of one house per 2 acres of land. Sensitive environmental features should be delineated prior to development. The Transportation Element call for a standard Right of Way Requirement to ensure that all new requests for land divisions along existing Town roads include public road right-of-way dedication to the current standard of sixty-six (66) foot roadway width.

Petition 10914 continued

RESOURCE PROTECTION: The southern 300 feet of the property contains wetlands and has a designated flood hazard area. These areas will need to be delineated prior to any development occurring.

TOWN: Pending review of a final build-out plan for the area.

11/24 ZLR Committee: Postponed due to no town action.

DANE COUNTY HIGHWAY DEPARTMENT: Due to the recent development activity occurring on Prairie Circle, the Highway Department expressed concerns for safety of the ingress and egress from Prairie Circle to County Highway PD. With the proposals of up to 16 residential lots on Prairie Circle, Dane County Highway Department is asking that a 200-foot turn lane and passing lane be installed at the intersection.

STAFF UPDATE: The lot layout plan has been reconfigured into (4) 5-acre lots. Two of the lots will be access by a driveway easement rather than fronting onto a public road. A waiver of road frontage will be needed as part of this design. The zoning request has been amended to have the entire property to be rezoned to RH-2 to accommodate the revised development design.

TOWN: The Town has approved the revised development with the condition that the 4 lots have a single access point onto Prairie Circle. The development will meet the intent of the 66-foot road right-of-way requirement given the 66-foot width access easement for all four lots. The access point is required to be noted on the certified survey map.

Suggested conditions: If recommended for approval, Staff suggests the following conditions/amendments be placed on the petition:

1. The zoning district classification of the 20-acre property shall be amended to RH-2 Rural Homes Zoning District to allow the revised lot layout.
2. The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design.
3. A joint driveway agreement shall be prepared which meets the standards of Dane County Code of Ordinances Section 75.19(8) and shall be recorded with the Dane County Register of Deeds.
4. The general area of the wetlands shall be shown on the Certified Survey Map. A note shall be placed on the Certified Survey Map which states, "Wetland boundaries shall be delineated prior to the development of Lots _ and _."
5. The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn lane and passing lane on County Highway PD.