



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **March 27, 2018**

Zoning Amendment:

A-3 Agriculture District TO RH-1 Rural Homes District, RH-2 Rural Homes District, RH-3 Rural Homes District, and RH-4 Rural Homes District

Acres: 2.47,6.03,9.30,21.53

Survey Req. Yes

Reason:

SUBDIVIDE LAND INTO 4 RESIDENTIAL LOTS

Petition: **Petition 11260**

Town/sect:

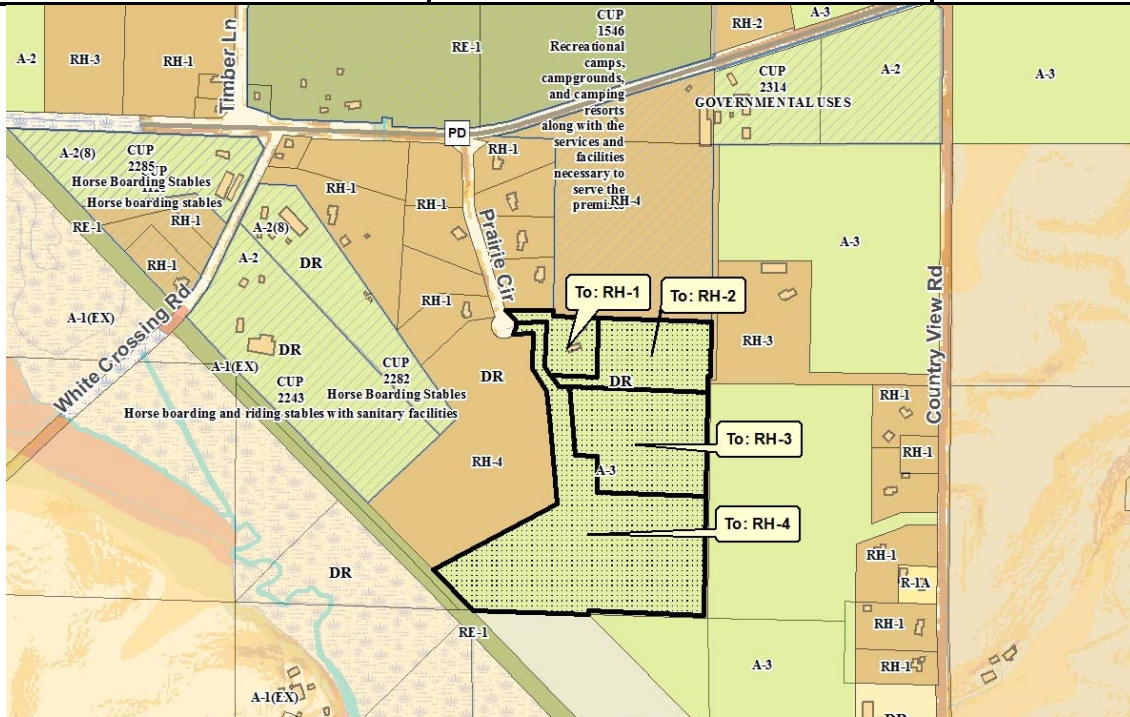
VERONA, Section 7

Applicant

LINDA A SWEENEY

Location:

2778 PRAIRIE CIRCLE



DESCRIPTION: Landowner proposes creating 4 Rural Homes lots from a 39.33-acre parcel in the A-3 Zoning District.

OBSERVATIONS: This is a resubmittal of Petition 11117, which became null and void on September 5, 2017. Two of the proposed lots would lack road frontage, as required by Chapter 75, Dane County Code. A waiver from the road frontage requirement will be needed. If approved, this will bring to 14 the total number of lots with road access only from the 1,100-foot-long Prairie Circle cul-de-sac. If Prairie Circle ever becomes impassable for any reason, none of these 14 lots will have any alternative road access.

DEPARTMENT OF HEALTH: Petition 11259 involves the placement of a parcel boundary very close to the existing septic system serving this property. It is not possible from the materials provided to be confident that the proposed boundary will keep the septic system on the same parcel as the house it serves or if it will violate the required 2' setback from a property line.

TOWN PLAN: The property is in a rural development area under the town/county comprehensive plan. Residential development is permitted up to a density of one unit per two acres.

RESOURCE PROTECTION: Shoreland buffers associated with an intermittent tributary to the Sugar River cross the proposed RH-3 and RH-4 lots (Lots 3 & 4 on the preliminary CSM).

COUNTY HIGHWAY DEPARTMENT: CTH PD is a controlled access highway. Improvements will be required at the intersection of Prairie Circle and CTH PD to accommodate increased traffic volume. Improvements to include turn lanes, acceleration lanes and passing lanes. Estimate increase of traffic to be 40 trips per day.

STAFF: If the Committee wishes to approve this petition, it may want to consider the following additional conditions (see below).

TOWN: No town action as of March 16, 2018.

1. The land owner shall obtain a waiver from the ZLR Committee for the lack of road frontage for the lot design.
2. 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.
3. 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".
4. The landowner shall address the concerns expressed by the Dane County Highway Department regarding the construction of a 200-foot turn land and passing lane on County Highway PD.