

PUBLIC ROAD LENGTH
 Rural Residential = 2,900 lf
 2,900 / 19 = 152.6 lf/lot

Exhibit B



4100 N. CALHOUN RD
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RR SITE PLAN NOTE

- This site plan demonstrates that traditional RR zoning can yield at least 19 lots.
- There does not appear to be an appropriate benefit to use the PUD zoning on this site unless the PUD provisions can be modified.

RR SITE PLAN DATA

19 LOTS (3-acre Lot Size)
 Density = 77.97/19 = 4.1 ac/lot

(19) RR Lots = 59.04 ac
 Right-of-way = 4.57 ac
 Sub-total = 63.7 ac

Outlot Open Space = 14.36 (18.4%)

Wetland Crossing = 9,780 sf
 (General Permit for public road crossing disturbing < 10,000 sf)

RR Zoning Summary (current land use)

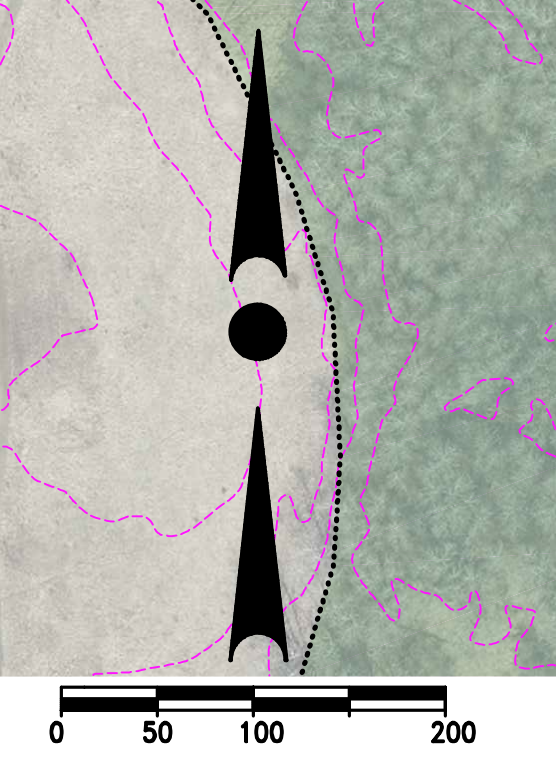
- Lot Area = 3 acres
- Lot Density = 1 lot per 3 acres
- Lot Width = 200' (average)
- Lot Frontage = 33' (minimum)
- Minimum Setback = 50' (or 35' per code)
- Minimum Offset = 30'

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SITE PLAN - RR (3 ac)

19 Lots

SPRAGUE RD - DOMAN PARCEL 78 acres
 TOWN OF EAGLE, WI



Scale: 1" = 100' (22"x34")
 Scale: 1" = 200' (11"x17")

DATE: 08/23/2024

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