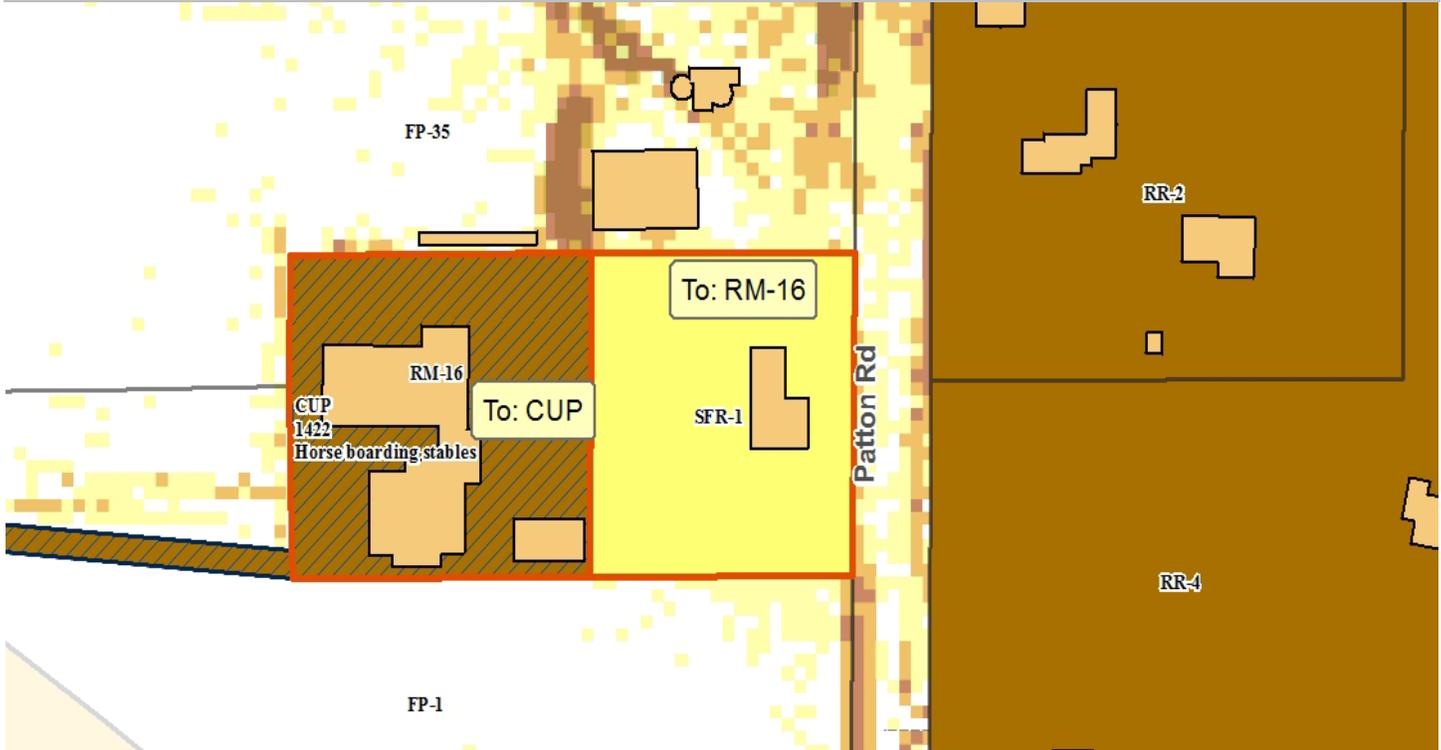


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 25, 2022	Petition 11786	
	<i>Zoning Amendment Requested:</i> SFR-1 Single Family Residential District TO RM-16 Rural Mixed-Use District		
	<i>Size:</i> 1.5 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> VIENNA, Section 28
	<i>Reason for the request:</i> Consolidate properties to allow for a limited family business to occur on property - heating contractor		<i>Applicant:</i> LJC PROPERTIES LLC
		<i>Address:</i> 6729 PATTON ROAD	



DESCRIPTION: The applicant would like to combine adjacent properties under a single zoning to have a limited family business onsite.

OBSERVATIONS: This action will correct a pending violation, relating to Limited Family Storage in an existing building.

TOWN PLAN: The Town of Vienna Plan as a 1 home per 75 acres Density Policy. No new homesites are proposed.

RESOURCE PROTECTION: There appear to be no resource protection areas on the property.

STAFF: The proposal appears consistent with Town and County Comprehensive plans. Any questions about this petition or staff report please contact Curt Kodl at (608) 266-4183 or kodl@countyofdane.com

TOWN: The Town approved with the following conditions:

1. Seasonal Storage only with no further individual units added to the facility;
2. Current units to be used in limited family business (HVAC Contractor) by owner to store materials and equipment;
3. Prohibit outside storage of construction equipment, recreational vehicles, and construction materials;
4. No additional buildings or structures added to property.