
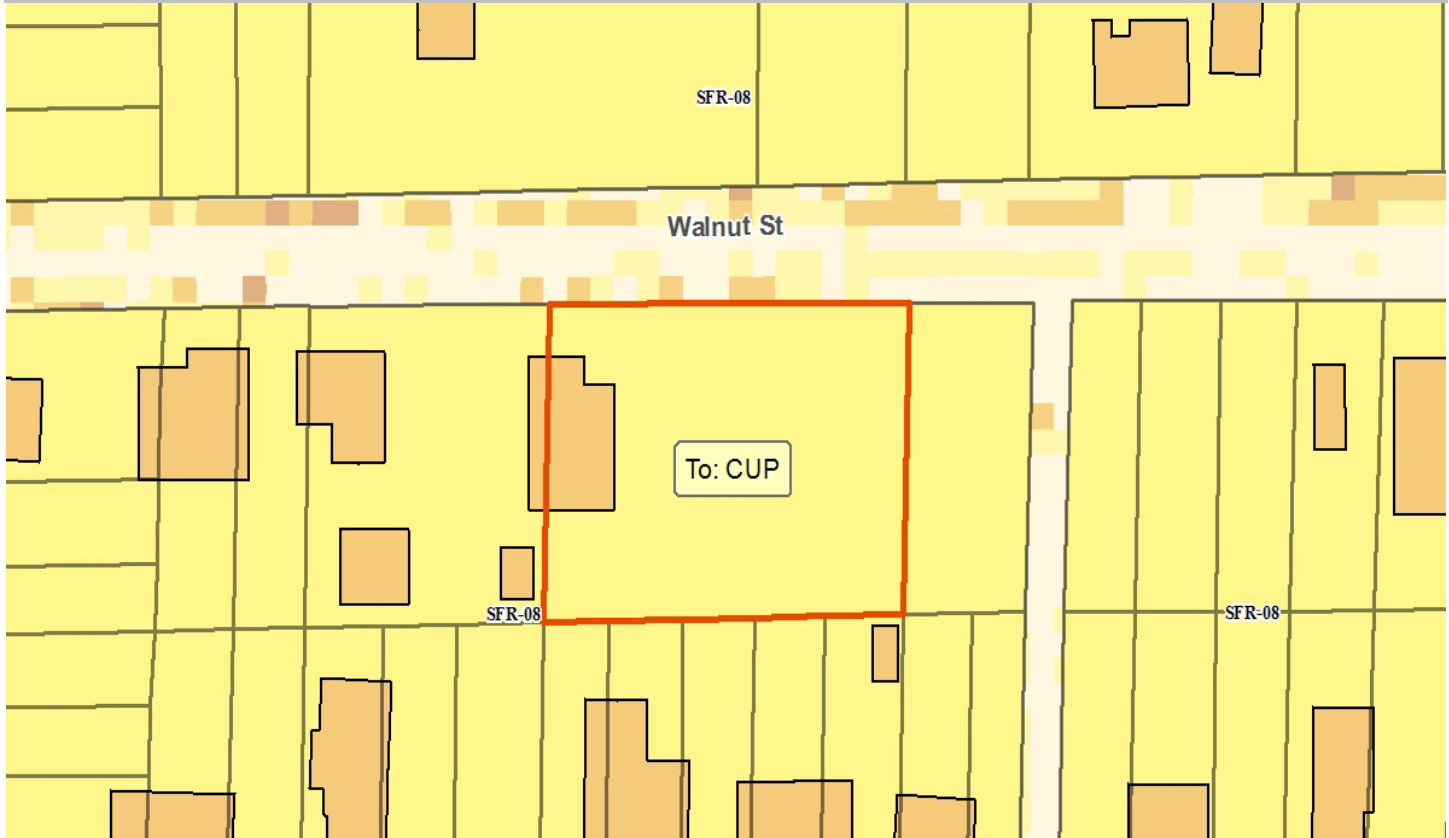


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 28, 2022		CUP 02565
	<i>Zoning Amendment Requested:</i> TO CUP: Accessory building between 12 and 16 feet in height		<i>Town/Section:</i> ALBION, Section 25
	<i>Size:</i> 0.44 Acres	<i>Survey Required.</i>	<i>Applicant</i> GREGORY & DAWN CLARK
	<i>Reason for the request:</i> Accessory building between 12 and 16 feet in height		<i>Address:</i> 109 WALNUT STREET



DESCRIPTION: Applicants request approval of a Conditional Use Permit to allow construction of a taller accessory building than allowed under the standard SFR-08 regulations. The SFR-08 district lists accessory buildings between 12-16 feet in height as a conditional use. The proposed 30' x 40' detached garage would have a roof peak of 16' and overall average roof height of 13'.

OBSERVATIONS/ FACTUAL INFORMATION: The property is located in the Edgerton Beach Park subdivision and is .45 acres in size. Existing use of the property and surrounding properties is single family residential. The proposed detached garage would be located to the east of the owner's existing residence and located adjacent to an undeveloped parcel of land. No sensitive environmental features observed on the property.

TOWN PLAN: The property is located in the town's residential planning area.

RESOURCE PROTECTION: No resource protection areas located on or near the property.

STAFF: The proposal appears consistent with town plan policies. Pending any concerns raised at the ZLR public hearing, staff recommends approval of the petition with the following conditions.

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan.

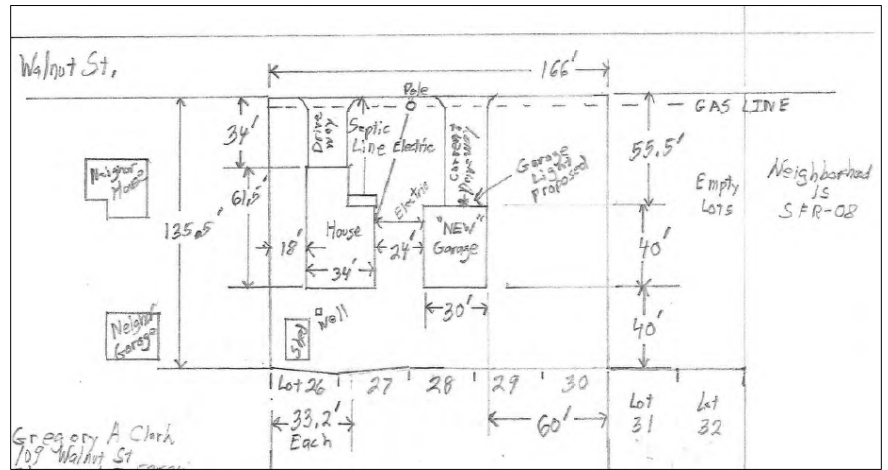
2. The mean height of the accessory building shall not exceed 13 feet.

3. The accessory building shall be constructed to meet all standards of the applicable building code.

4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits associated with the construction. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.

5. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

6. If the accessory building is torn down, removed or collapses and is not rebuilt, in compliance with these conditions, for a period of one year or more, this conditional use permit shall be terminated. Future reestablishment of an abandoned conditional use shall require approval of a new conditional use permit.



Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with the staff recommended conditions listed above.