
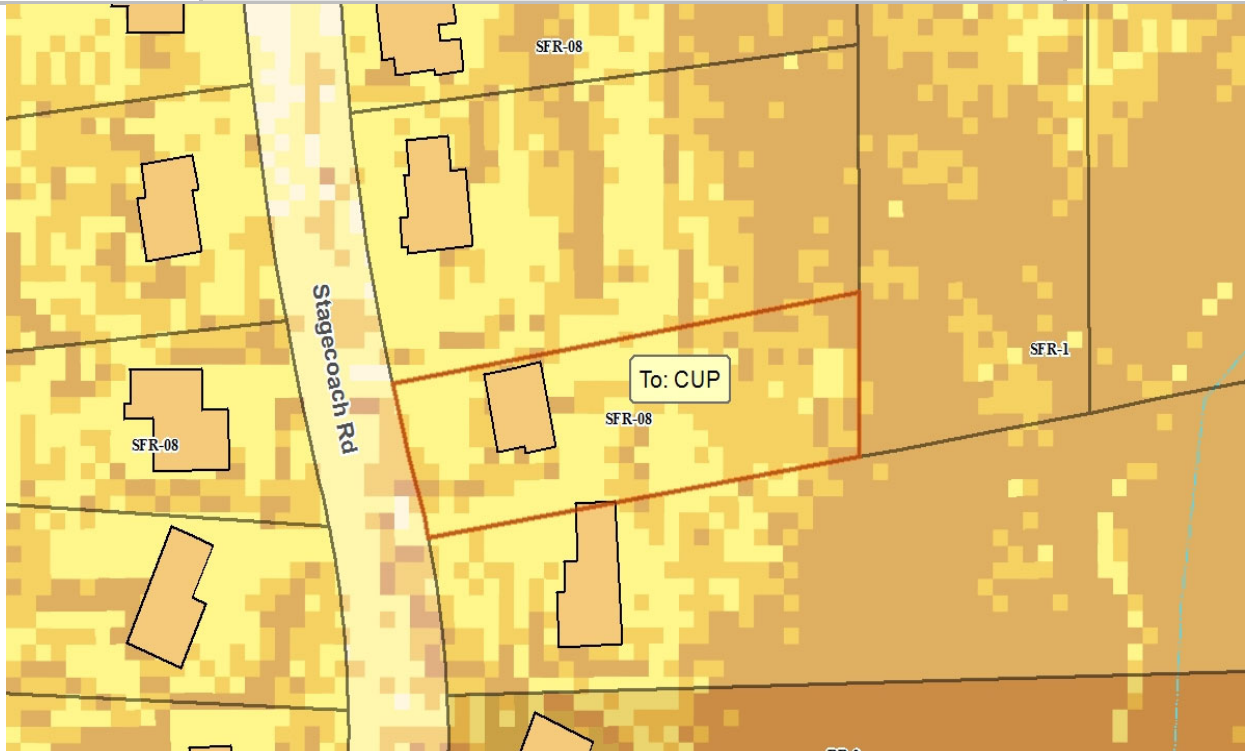


<b>Staff Report</b> <b>Pam Andros</b>  <b>Zoning and Land Regulation Committee</b>	<u>Public Hearing:</u> <b>June 22, 2021</b>		<b>CUP 02521</b>
	<u>Zoning Amendment Requested:</u> <b>TO CUP: Allow for the construction of a residential accessory building up to 16 feet tall</b>		<u>Town/Section:</u> <b>CROSS PLAINS, Section 1</b>
	<u>Size:</u> <b>0.7 Acres</b>	<u>Survey Required.</u>	<u>Applicant</u> <b>JOHN AND JENNIFER BIBLER</b>
	<u>Reason for the request:</u> <b>Allow for the construction of a residential accessory building up to 16 feet tall</b>		<u>Address:</u> <b>7979 STAGECOACH ROAD</b>



**DESCRIPTION:** The applicant is applying for a conditional use permit (CUP) to allow for construction of a residential accessory structure up to 16’ in height. In the single family (SFR-08) district, such structures are limited to 12’. The building will be used for storage and garage for outdoor equipment.

**OBSERVATIONS:** The subject property is located in a rural residential subdivision. The proposed building is designed to complement the neighborhood and surrounding structures.

**TOWN PLAN:** This property is in the *Rural Residential* land use district of the town of Cross Plains Comprehensive Plan. This proposal is consistent with the town and county comprehensive plans.

**RESOURCE PROTECTION:** The property is not located in a resource protection corridor.

**COUNTY HIGHWAYS:** No additional traffic is expected due to rezone.

## **CONDITIONAL USE PERMIT REQUIREMENTS:**

**Compliance with Standards Required for Granting Conditional Uses:** In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the finding described in Section 10.220(1)

**TOWN:** As of June 6th, we have not yet received a Town Action Report.

**STAFF:** Pending town action, staff recommends approval with conditions. In addition to the conditions required of all CUPS, staff recommends the following condition:

1. The residential accessory building shall be used for residential storage purposes only. The accessory building shall not be used for living space (DCCO 10.102(2)). Plumbing fixtures inside the accessory building are prohibited.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)