
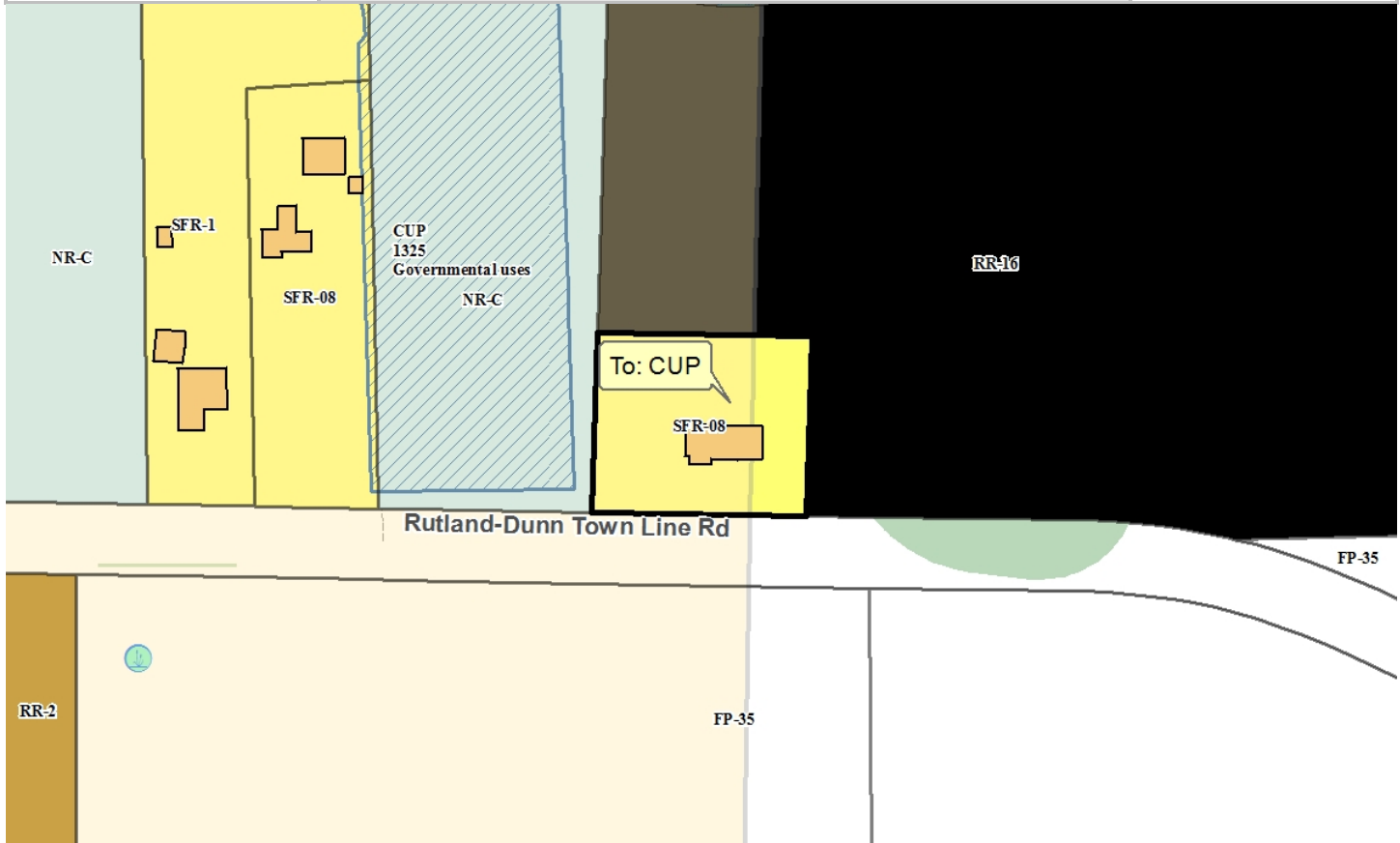


Staff Report  Zoning and Land Regulation Committee Questions? Contact: Majid Allan: 267-2536 allan@countyofdane.com	<i>Public Hearing:</i> November 24, 2020	CUP 02508	
	<i>Zoning Amendment Requested:</i> TO CUP: Accessory building between 12 and 16 feet in height	<i>Town/Section:</i> DUNN, Section 32	
	<i>Size:</i> 0.8 Acres	<i>Survey Required:</i>	<i>Applicant:</i> JUSTIN A PAUTZ
	<i>Reason for the request:</i> Accessory building between 12 and 16 feet in height	<i>Address:</i> 4360 RUTLAND DUNN TOWNLINE RD	



DESCRIPTION: Applicant requests approval of a Conditional Use Permit for an accessory building between 12’ and 16’ in height. Proposal is to construct a 30’x48’ accessory building with a peak height of 16’ to allow the property owner to store automobiles, camper, boat, and other personal items. No change in primary land use (residential) is proposed.

OBSERVATIONS/ FACTUAL INFORMATION: Current land use of the property is an existing 0.8 acre SFR-08 single family residential parcel with the owner’s existing residence. Surrounding land uses are ag / open space and scattered rural residences.

TOWN PLAN: The property is in the town’s agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

NOVEMBER 24, 2020 ZLR HEARING: The CUP application was postponed at the 11/24 ZLR Public Hearing due to no town action.

STAFF UPDATE: The proposed conditional use appears reasonably consistent with town plan policies. Given the rural location of the lot and lack of immediate neighbors, construction of a 16' tall accessory structure should not result in any impacts / nuisances to neighbors.

Staff recommends approval of the conditional use permit application subject to the following conditions. Note that the recommendations below are inclusive of the town conditions (first 3, below).

1. The building should be built according to the submitted plans. The peak of the roof shall be no higher than 16 feet and the average height, measured from the lowest eave to the peak of the roof shall be no higher than 13'5".
2. External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over the neighboring property line.
3. All stormwater resulting from the building must be managed on site.
4. The accessory building shall be constructed to meet all standards of the applicable building code.
5. 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.
6. 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.
7. 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 re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

TOWN: The town has approved the CUP, with the following conditions:

- 1) External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over the neighboring property line.
- 2) All stormwater resulting from the building must be managed on site.
- 3) The building should be built according to the submitted plans. The peak of the roof shall be no higher than 16 feet and the average height, measured from the lowest eave to the peak of the roof shall be no higher than 13'5".