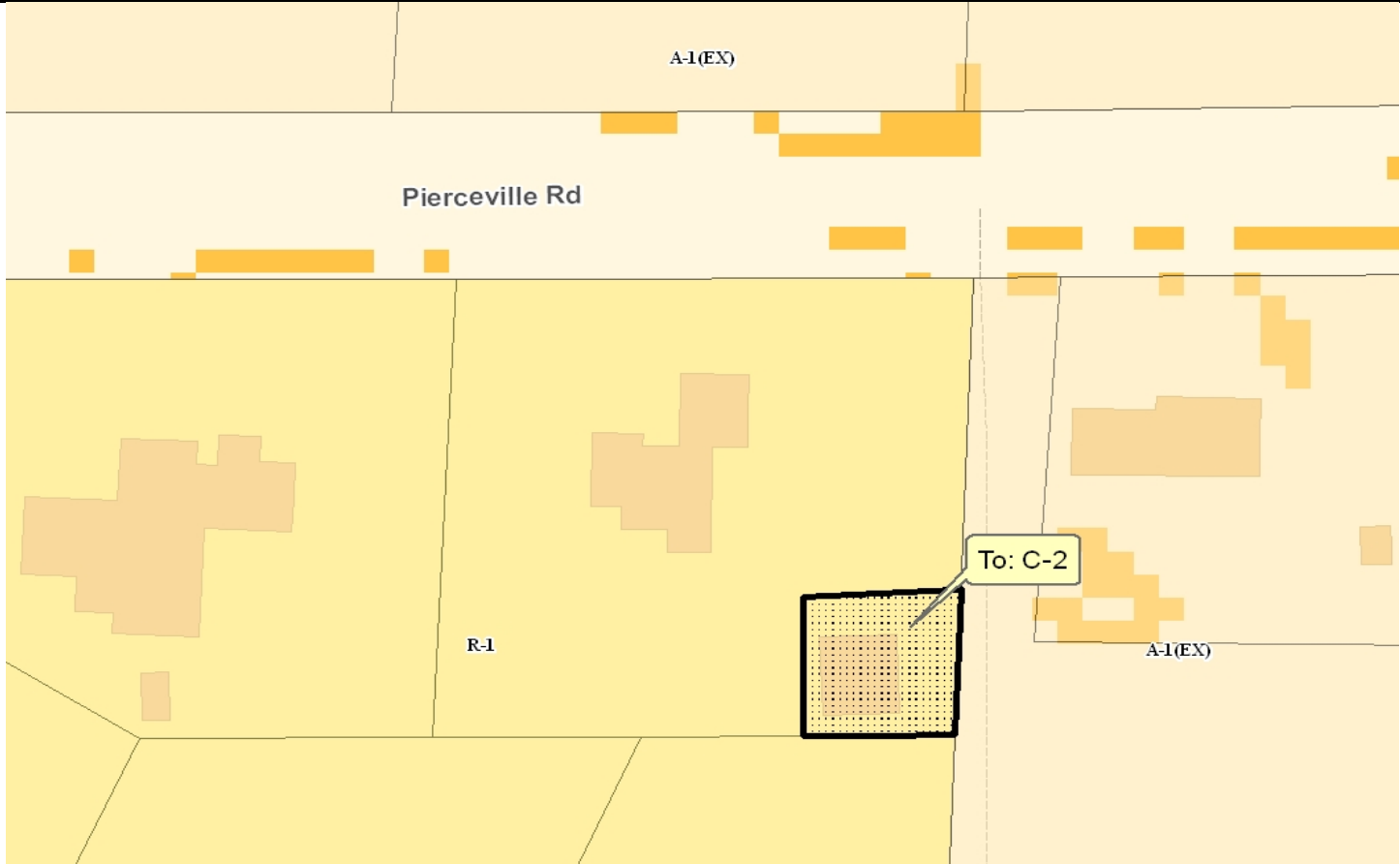




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>April 29, 2014</b>	<i>Petition:</i> <b>Rezone 10659</b>
	<i>Zoning Amendment:</i> <b>R-1 Residence District to C-2 Commercial District</b>	<i>Town/sect:</i> <b>Sun Prairie Section 34</b>
	<i>Acres:</i> 0.92 <i>Survey Req. No</i>	<i>Applicant</i> <b>David M Bauer</b>
	<i>Reason:</i> <b>Allow the parking of a motor vehicle over 12,000 lbs.</b>	<i>Location:</i> <b>4688 Pierceville Road</b>



**DESCRIPTION:** The applicant has submitted this petition in order to correct a pending violation regarding the parking of a motor vehicle over 12,000 pounds on residential property. The neighbor to the east submitted a complaint to Dane County Zoning with regards to a motor home being parked on a neighboring property. An inspection revealed a large recreational vehicle being parked along a property line. The applicant requests that a small portion of the lot be zoned to C-2 Commercial in order to park the motor home. The land use would be deed restricted to the storage of a single motor home.

**OBSERVATIONS:** The property is located in the Willow Glen Subdivision that was platted in 1977. The Oaks Golf Course is located just south of the property. The entire subdivision consists of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The Town Plan talks about preventing conflicts between incompatible uses. Deed restricting the C-2 to only mobile home storage would minimize the possibility of any incompatible land uses being introduced into this residential area.

**RESOURCE PROTECTION:** No Resource Protection Corridors on the property.

**STAFF:** Deed restriction to only Owner RV parking should address neighbor concerns of a C-2 in a residential area.

**TOWN:** The Town postponed action on the petition in order to explore different zoning districts to allow the parking of the motor home.