



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Zoning Amendment:
None

Acres: 47
Survey Req. No

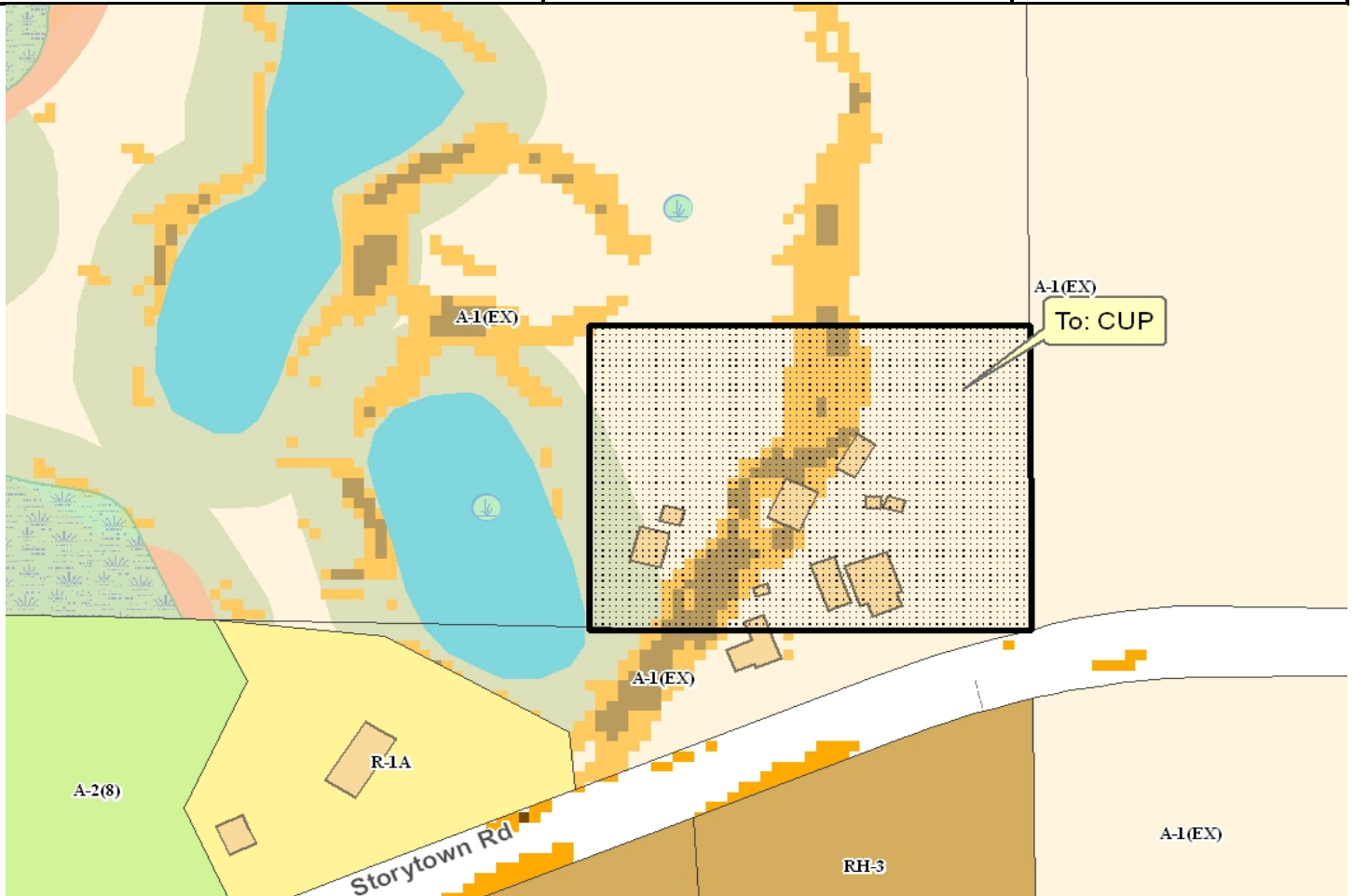
Reason:
Limited Rural Business – metal fabrication and art sales

Petition: **CUP 2275**

Town/sect:
Oregon Section 17

Applicant
Richard Fizzell

Location:
895 Storytown Road



DESCRIPTION: Applicant is requesting approval of a conditional use permit to bring an existing metal fabrication and art sales business into zoning compliance. The business is open by appointment only and has no employees other than the owner/operator.

OBSERVATIONS: The property consists of class II and III soils. An area of steep slope topography bisects the property.

TOWN PLAN: The property is located in the town's "Rural Preservation II" planning area. Town plan policies allow for small scale businesses compatible with the rural character of the town.

RESOURCE PROTECTION: There is a small area of resource protection corridor at the southwest corner of the property associated with an unnamed pond.

STAFF: The proposal appears consistent with town plan policies. Please see draft recommended conditions of approval on the CUP.

TOWN: Approved.

Proposed Conditional Use Permit # 2275

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. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. 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. 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. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
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; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The business shall be limited to a metal fabrication, welding, repairs, and art sales business.
2. Hours of operation shall be by appointment only.
3. Signs shall comply with Dane County Code of Ordinances.
4. Outside loudspeakers are prohibited.