



Staff Report

Public Hearing: **June 24, 2014**

Petition: **Rezone 10704**

Zoning Amendment:
RH-3 Rural Homes District to LC-1 Limited Commercial District and CO-1 Conservancy District

Town/sect:
**Dunkirk
Section 23**

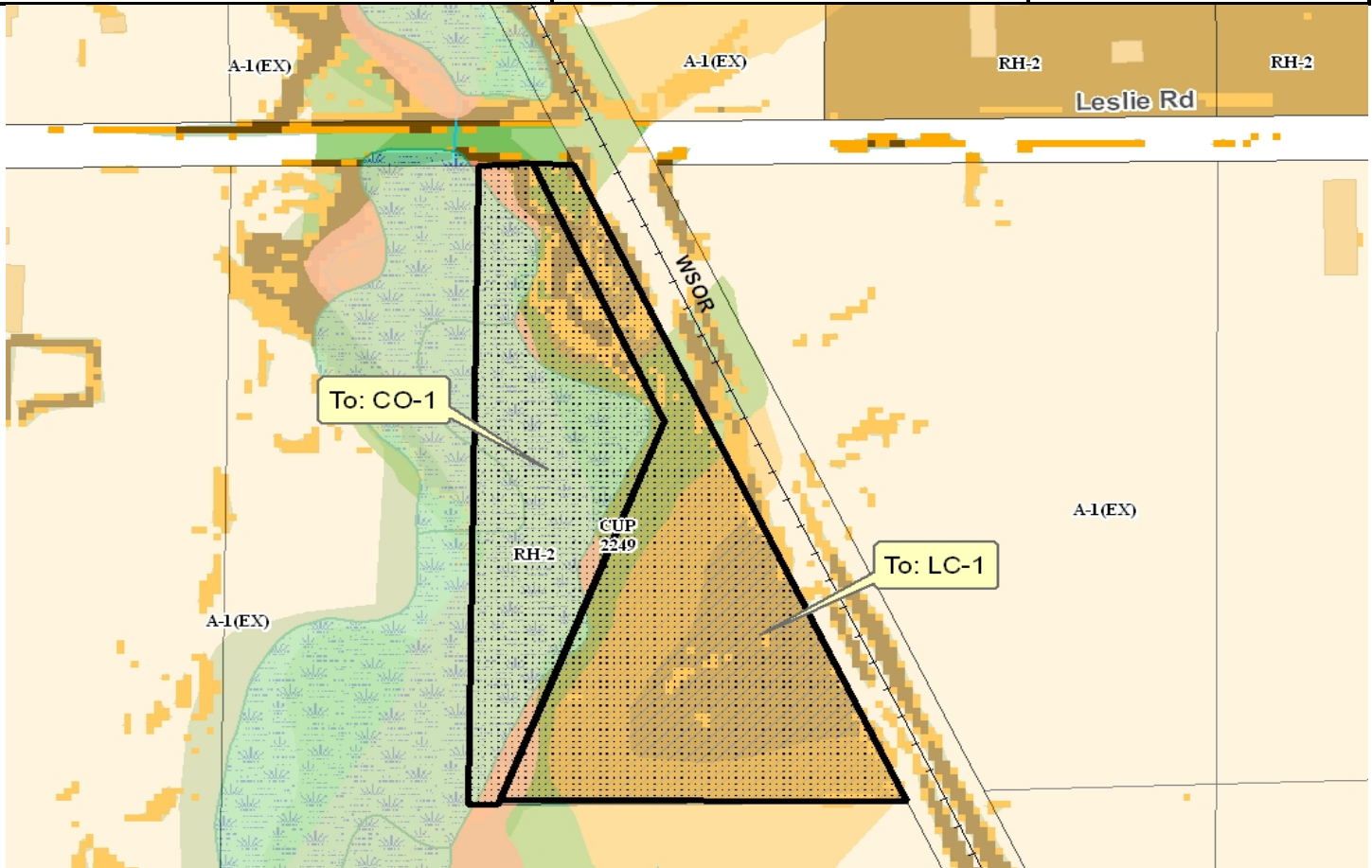
Acres: **5, 3.8**
Survey Req. **Yes**

Applicant
William J Buss

Reason:
Allow a concrete contractor business

Location:
**900 feet east of 2141
Leslie Road**

Zoning and Land Regulation Committee



DESCRIPTION: This is a reapplication of previous petition #10502, which became null & void for failure to record a certified survey map. Applicant seeks LC-1 zoning to allow operation of concrete contractor business. Because the LC-1 district has a 5 acre maximum lot size limitation, CO-1 Conservancy is requested to provide zoning compliance for the remaining lands, which are primarily in mapped wetlands. No development would occur on the CO-1 parcel.

OBSERVATIONS: The property consists of class II, III, and IV soils. The property is located south of Leslie Road, and is bounded on the east by a Wisconsin & Southern rail line. There are wetlands located on the proposed CO-1 parcel.

TOWN PLAN: The property is located in the town's agricultural preservation area. The town plan includes provisions allowing for small scale commercial uses that are compatible with the town's rural character.

RESOURCE PROTECTION: An area of resource protection corridor associated with mapped wetlands is located on the proposed CO-1 parcel.

STAFF: The proposal appears consistent with town plan policies. Note that a separate conditional use permit would be required to allow future residential development or outdoor storage of equipment and materials on the LC-1 zoned parcel. Also note that the CO-1 district does not allow any residential development. Staff recommends approval.

TOWN: Approved.