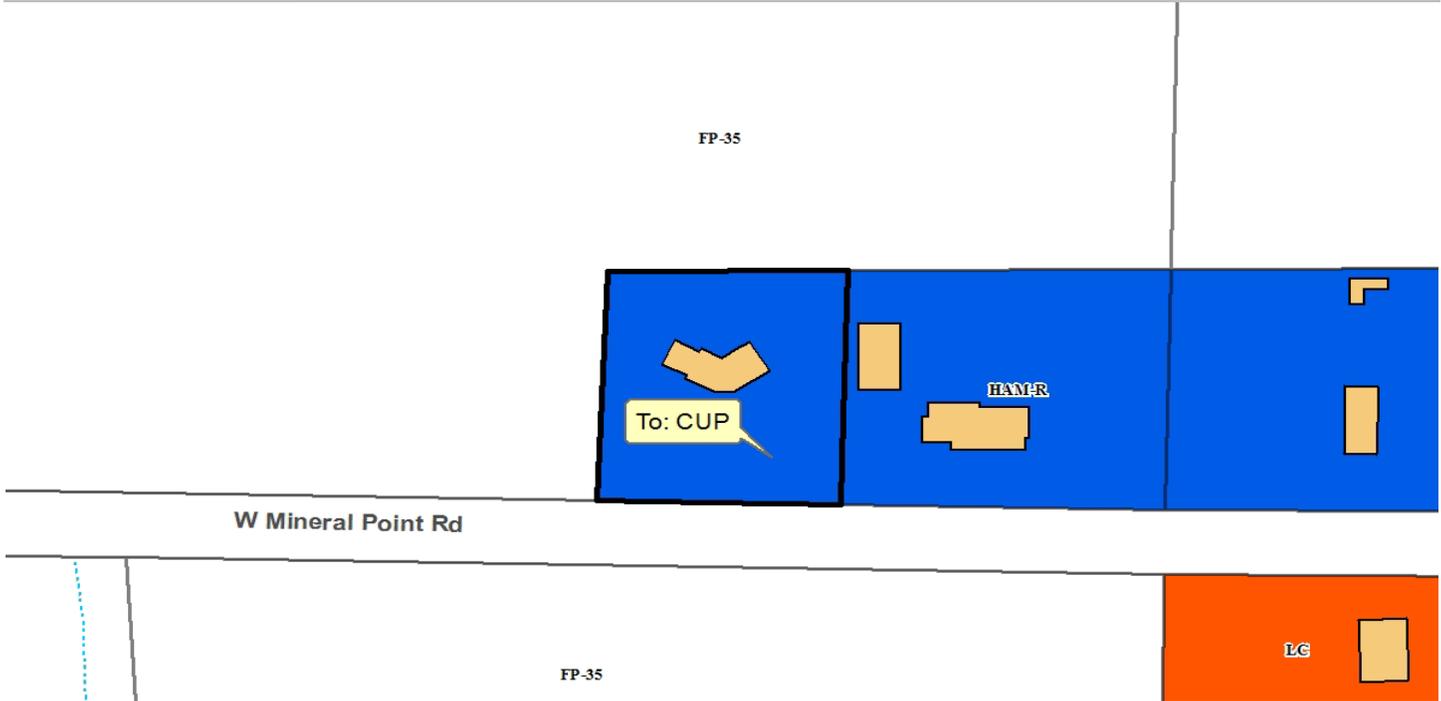


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>November 24, 2020</b>		<b>CUP 02507</b>
	<i>Zoning Amendment Requested:</i> <b>TO CUP: increase height of accessory building to 13' 8" in HAMR District</b>		<i>Town/Section:</i> <b>CROSS PLAINS, Section 21</b>
	<i>Size:</i> <b>1.2 Acres</b>	<i>Survey Required.</i>	<i>Applicant</i> <b>DANIEL D SOMERS</b>
	<i>Reason for the request:</i> <b>increase height of accessory building to 13' 8" in HAMR District</b>		<i>Address:</i> <b>8752 W MINERAL POINT RD.,</b>



**DESCRIPTION:** Landowner would like to construct a 13' 8" accessory building on an existing, 1.18-acre residential lot in the HAM-R (Hamlet-Residential) zoning district. CUPs are required for accessory buildings taller than 12 feet in the HAM-R district.

**OBSERVATIONS/ FACTUAL INFORMATION :** The lot is located on the far northwestern corner of the hamlet of Pine Bluff, and is bordered by agricultural lands to the north and west. There is an existing row of conifer trees between the property and its nearest neighbor to the east. The proposed building will be located in the northwestern portion of the existing lot, where it will be effectively screened from view from the east by the existing home. Under these circumstances, the additional 1' 8" of height will have minimal visual or other impact on neighboring properties.

**TOWN PLAN:** The property is in the Pine Bluff Rural Residential District in the *Town of Cross Plains / Dane County Comprehensive Plan*. Rural residential development compatible with existing development is supported.

**RESOURCE PROTECTION:** There are no resource protection corridors within 300 feet of the CUP site.

**STAFF:** See Page 2 for recommended conditions of approval.

**NOV 24<sup>th</sup> ZLR MEETING:** The petition was postponed due to no town action.

**TOWN:** The Town Board approved the petition with no conditions.

CUP 2507 Recommended Conditions of Approval:

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan.
2. The height of the accessory building shall not exceed 13 feet, 8 inches.
3. The accessory building shall be constructed to meet all standards of the applicable building code.
4. 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.
5. 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.
6. 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.