
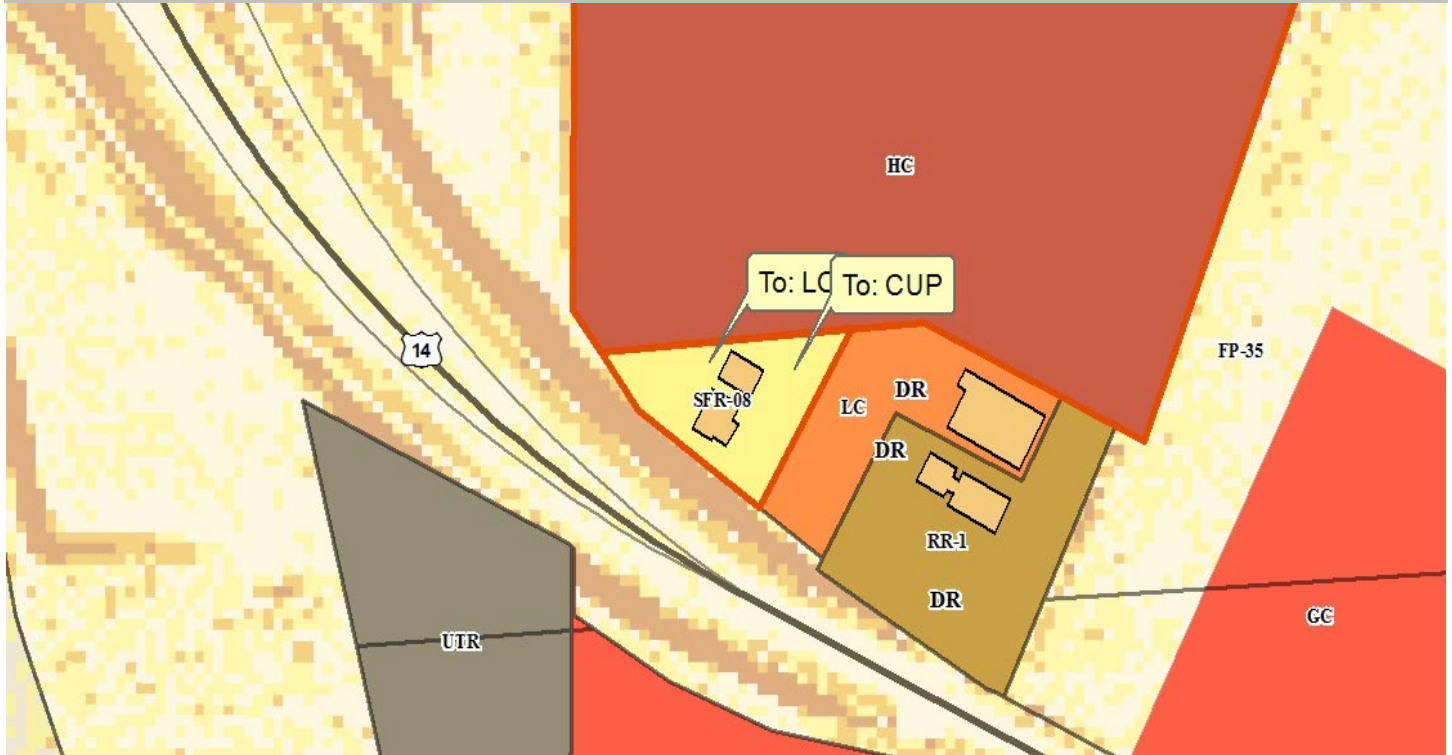


Staff Report  Zoning and Land Regulation Committee	Public Hearing: October 26, 2021	Petition 11746	
	<u>Zoning Amendment Requested:</u> SFR-08 Single Family Residential District TO LC Limited Commercial District	<u>Town/Section:</u> RUTLAND, Section 7	
	<u>Size:</u> 0.49 Acres	<u>Survey Required:</u> Yes	<u>Applicant:</u> JOHN P ZIEGLER
	<u>Reason for the request:</u> ADD ADDITIONAL LAND (RESIDENTIAL) TO LC (LIMITED COMMERCIAL) ZONING DISTRICT.		<u>Address:</u> 1256 US HIGHWAY 14



DESCRIPTION: Applicant owns and operates a crane business and proposes to consolidate the .5 acre existing SFR-08 residential parcel with the adjoining LC (Limited Commercial) parcel to facilitate construction of a new equipment storage building for the owner’s crane business. The expanded LC parcel would total approximately 1.2 acres. The applicant is seeking a Conditional Use Permit to provide zoning compliance for the existing residence under related petition #2534.

OBSERVATIONS: Existing use of the property is single family residential. Neighboring land uses include the owner’s commercial building and other residence. The commercially zoned property to the north was recently approved for installation of mini-warehouses and outdoor storage of boats and recreational vehicles. No sensitive environmental features observed. Note that a deed restriction on the existing SFR-08 and LC parcels prevents the separate sale of either parcel. There is also a deed restriction limiting commercial uses on the existing LC zoned parcel are limited to “inside storage of business equipment only”.

TOWN PLAN: The property is located in the town’s “commercial” planning area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The proposal will enable the owner to construct the planned new equipment storage building in a more accessible location on the property. As noted above, the two adjoining parcels are currently tied together by a deed restriction. The proposal will negate the need for that deed restriction since the two parcels will be consolidated into

one. The rezoning of the property and recording of a new Certified Survey Map will nullify the prior deed restriction. Proposed Conditional Use Permit #2534 would provide zoning compliance for the existing residence, which will be occupied by a caretaker or the business (owner's son).

The proposed rezoning and parcel consolidation appear consistent with town plan policies. Pending any concerns raised at the October 26th public hearing and town action on the proposal, staff recommends approval of the petition with the same condition that applies to the existing LC parcel:

1. The owner shall record a deed restriction on the LC zoned parcel limiting commercial uses exclusively to a contractor's business and indoor storage of equipment.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

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