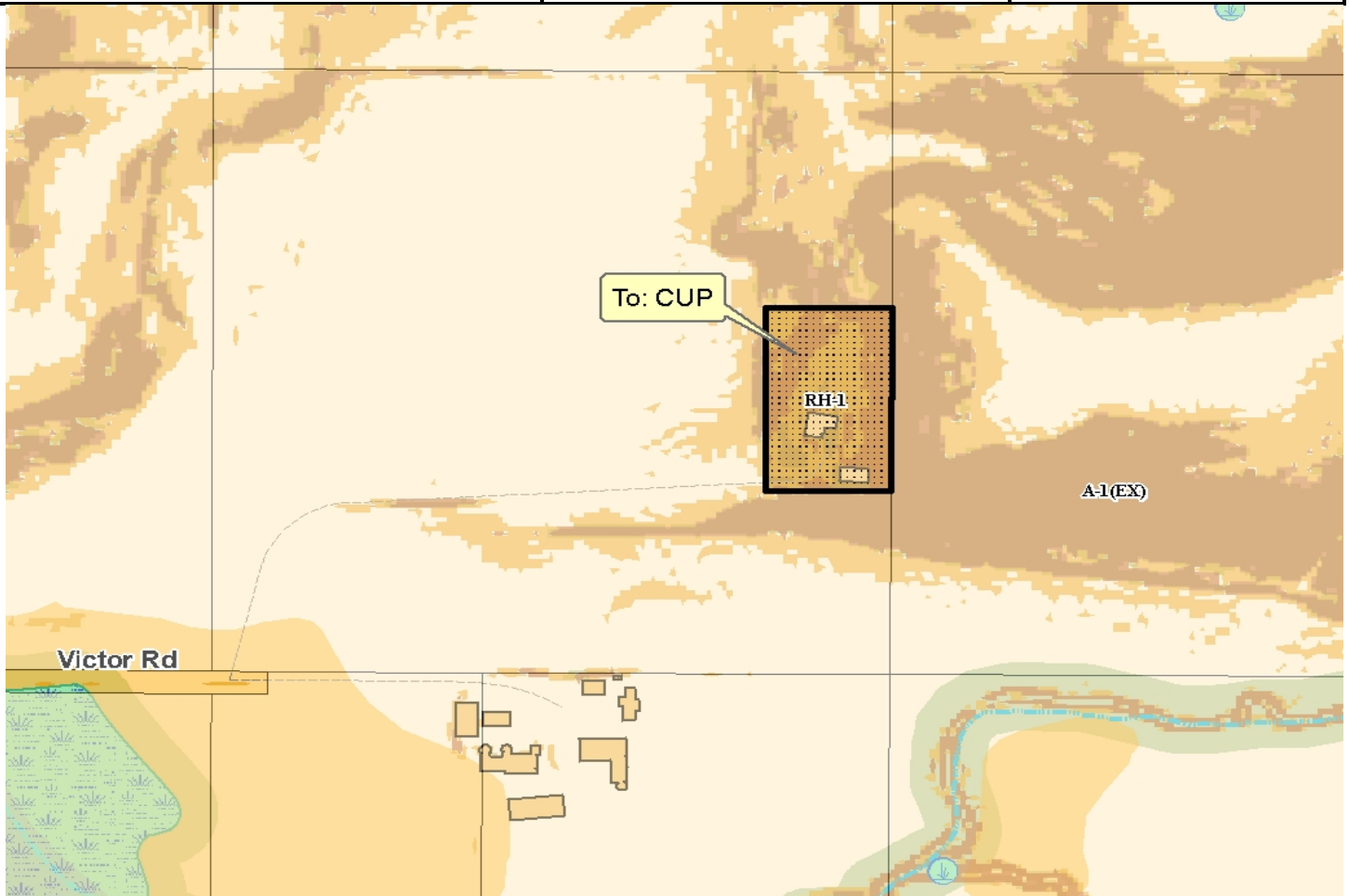




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> October 25, 2016	<i>Petition:</i> CUP 2358
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Roxbury Section 35
<i>Acres:</i> 2.29 <i>Survey Req. No</i>	<i>Applicant</i> Fred L McIntosh
<i>Reason:</i> Bed and breakfast	<i>Location:</i> 6472 Breunig Road



DESCRIPTION: The applicants would like to use their existing residence as a bed and breakfast establishment.

OBSERVATIONS The McIntosh's own 40 acres of land at the end of Victor Road. A portion of the land has been zoned for residential purposes in 1992 under Zoning Petition #5289. The majority of the land is being cropped and there is an existing house located in the wooded area at the east end of the lot. Steep slope topography is associated with the wooded area. Approximately 20% of the property contains Class II soils. The nearest neighboring residence is over 700 feet away.

TOWN PLAN: The property is located in the Town's Agricultural Preservation Area. There will be no increase in housing density as part of this conditional use permit.

RESOURCE PROTECTION: The property is located outside the resource protection area. No sensitive environmental features observed.

STAFF: No potential nuisances anticipated as part of the bed and breakfast establishment.

TOWN: Approved with no conditions.

Proposed Conditional Use Permit #2358

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 establishment shall comply with the regulations found under Wisconsin Administrative Code ATCP 73 for Tourist Rooming Houses and Bed and Breakfast Establishments.