



Staff Report

Public Hearing: **March 27, 2018**

Petition: **Petition 11256**

Zoning Amendment:
**RH-3 Rural Homes District TO C-1
Commercial District**

Town/sect:
**MAZOMANIE, Section
24**

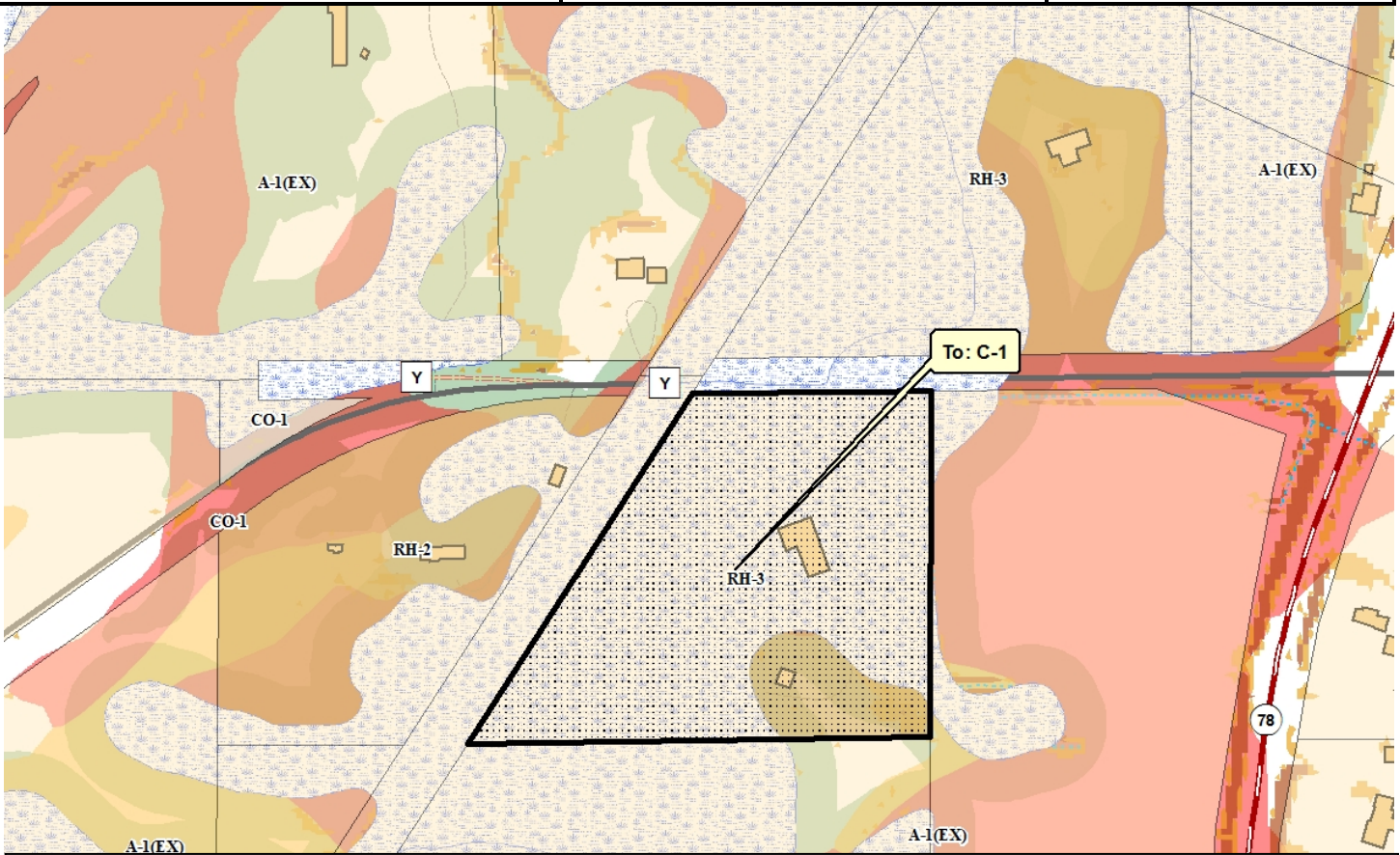
Acres: 9.07
Survey Req. No

Applicant
ANGELA MILEY

Reason:
**SMALL FAMILY BUSINESS
CREATING HERBAL REMEDIES
FOR ORGANIC LIVESTOCK**

Location:
**9559 COUNTY
HIGHWAY Y**

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to rezone from RH-3 to C-1 to convert a residential lot to a small family business creating herbal remedies for organic livestock. (Dr. Paul's Lab) The residence will be used as a rental property.

OBSERVATIONS: The subject area is surrounded by scattered rural residential and agricultural uses.

TOWN PLAN: The property is in the agricultural preservation area and subject to 1 per 40 acre residential density. This proposal does not require additional housing density rights.

COUNTY HIGHWAY DEPARTMENT: CTH Y is not a controlled access highway. Any change in use of existing access requires a permit.

RESOURCE PROTECTION: The property is covered with approximately 80% mapped wetlands and is mostly in the resource protection area.

STAFF: The property meets the dimensional standards of the zoning district and is generally consistent with the Town's comprehensive plan. The residence will become an existing non-conforming use if the zoning change is approved. Any improvements to the residence will require the land owner to obtain a Conditional Use Permit.

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