



Staff Report

Public Hearing: July 28, 2015

Petition: Rezone 10857
CUP 2319

Zoning Amendment:
RH-4 Rural Homes District to A-2
Agriculture District

Town/sect:
York
Section 14

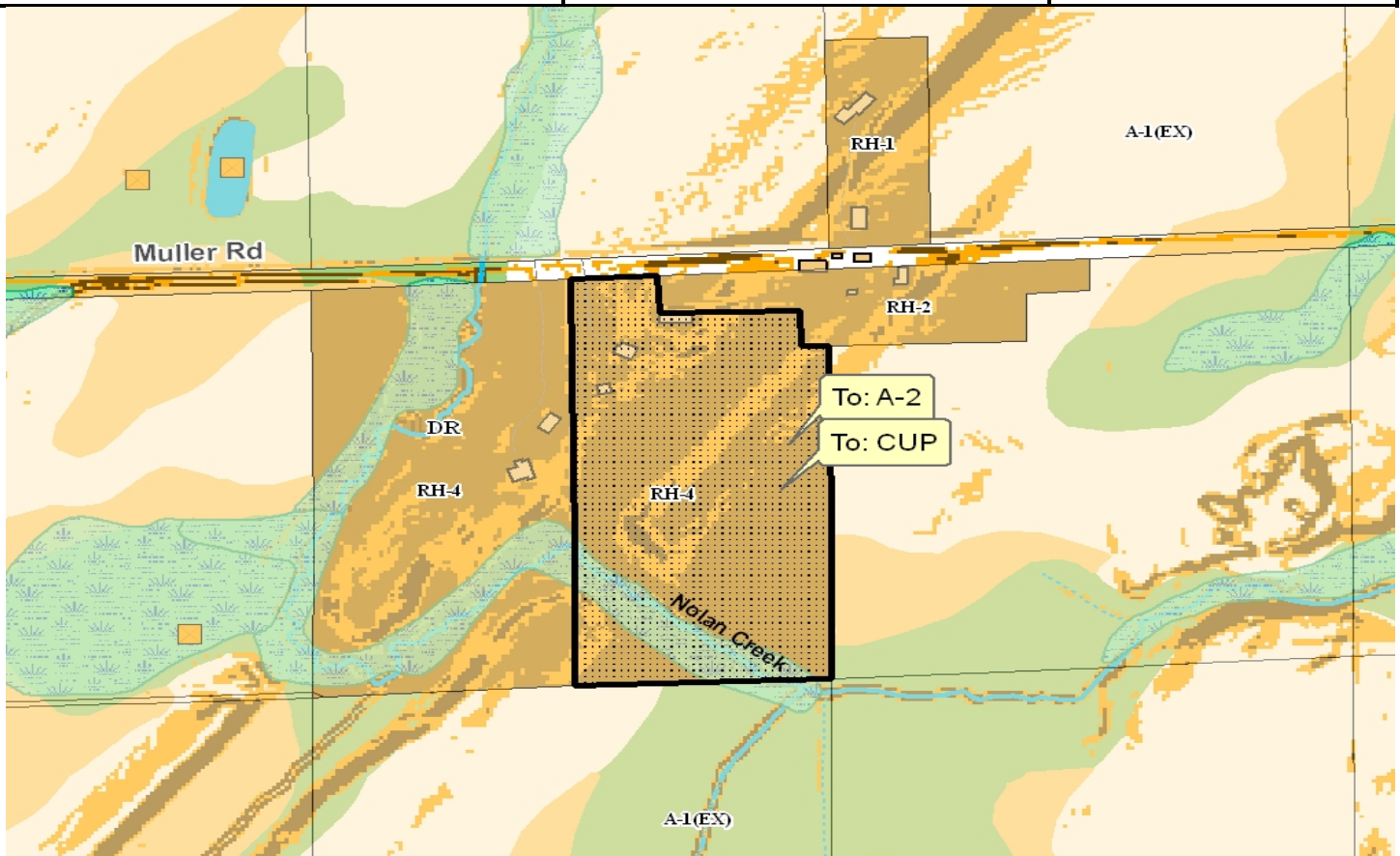
Acres: 17.3
Survey Req. No

Applicant
Dianna L McMaster

Reason:
Zoning to allow for a limited
family business
CUP Description: Sign business

Location:
501 Muller Rd

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is requesting approval of A-2 zoning and a conditional use permit for a limited family business. The proposal would bring the owner's existing small signage company into zoning compliance. The signage business produces business signs, including digitally printed graphics and cut lettering used on sign faces, building windows/doors, and commercial vehicles. There would be no retail sales or customer access. All business is done to order. The owner is the only employee.

OBSERVATIONS: Nolan Creek with associated shoreland and wetland area crosses the southwesterly corner of the property. There is a small area of steep slope topography on the property. No new development is proposed.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: An area of resource protection corridor associated with Nolan Creek is located on the property.

STAFF: Town plan policies allow for limited home-based businesses that fit with the rural character of the town. The proposal appears consistent with town plan policies. See recommended conditions of approval, below.

TOWN: Approved.

Proposed Conditional Use Permit # 2319

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 business activity is limited to a signage business in the existing accessory building.
2. All business shall be done to order with no storefront.
3. Number of employees: The CUP shall conform to the limited family business requirement by which all employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
4. Noise from any equipment or machinery used in the operation of the business shall not be a nuisance to neighbors.
5. Outside storage of equipment or materials shall not be permitted.
6. Outdoor lighting shall be dark-sky compliant.
7. Outside loudspeakers shall not be permitted.
8. Signage shall comply with Dane County Code of Ordinances.
9. Sanitary fixtures shall not be permitted in the accessory building.