
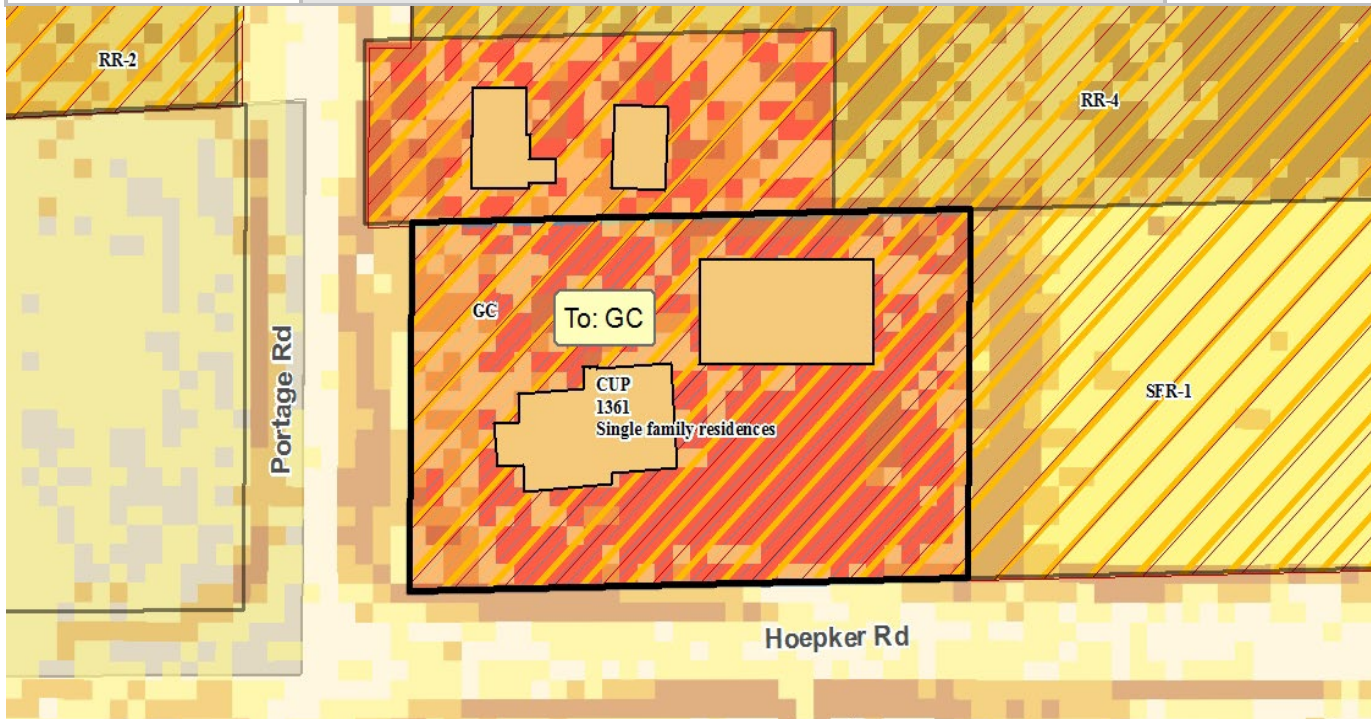


<p><b>Staff Report</b>  <b>Pamela Andros</b></p>  <p><b>Zoning and Land Regulation Committee</b></p>	<p><i>Public Hearing:</i> <b>March 23, 2021</b></p>	<p><b>Petition 11661</b></p>	
	<p><i>Zoning Amendment Requested:</i>  <b>GC General Commercial District TO GC General Commercial District</b></p>	<p><i>Town/Section:</i>  <b>BURKE, Section 10</b></p>	
	<p><i>Size:</i> <b>1.39 Acres</b></p>	<p><i>Survey Required:</i> <b>No</b></p>	<p><i>Applicant:</i>  <b>KRISTINE M STONE</b></p>
	<p><i>Reason for the request:</i>  <b>Amend zoning to remove existing deed restrictions on property</b></p>		<p><i>Address:</i>  <b>3956 HOEPKER ROAD</b></p>



**DESCRIPTION:** The applicant is applying to lift deed restrictions from the past rezoning to C-1, to allow a potential buyer to operate her business on the property which will include, but may not be limited to, a retail shop, art workshops, art studio(s), and storage inside of the existing structures.

**OBSERVATIONS:** The property is surrounded by residential and a few commercial uses. With the deed restriction lifted, the following is allowed in the General Commercial (GC) district:

<b>Permitted Uses 10.272(2)</b>		
<ul style="list-style-type: none"> <li>▫ Contractor, landscaping or building trade operations</li> <li>▫ Undeveloped natural resource and open space areas</li> <li>▫ Day care centers</li> <li>▫ Governmental, institutional, religious, or nonprofit community uses</li> <li>▫ Light industrial</li> </ul>	<ul style="list-style-type: none"> <li>▫ Office uses</li> <li>▫ Indoor entertainment or assembly</li> <li>▫ Indoor sales</li> <li>▫ Indoor storage and repair</li> <li>▫ Personal or professional service</li> <li>▫ A transportation, utility, communication, or other use required by law.</li> <li>▫ Transient or tourist lodging</li> </ul>	<ul style="list-style-type: none"> <li>▫ Utility services associated with a permitted use</li> <li>▫ Veterinary clinics</li> <li>▫ Agriculture and accessory uses (livestock not permitted)</li> </ul>

**TOWN PLAN:** Because this is not a significant change in land use (remaining in commercial), the proposal is considered consistent with the town plan.

**RESOURCE PROTECTION:** There are no environmentally sensitive features on site.



**TOWN:** The Town Board approved the removal of the existing deed restriction without conditions.

**STAFF:** The General Commercial Zoning District allow for various commercial activities that are conducted inside of a building. Activities to be conducted outdoors will require a conditional use permit. Staff recommends approval of the removal of the existing deed restriction on the property.

**Questions?** Ask Pam Andros 608-261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)