
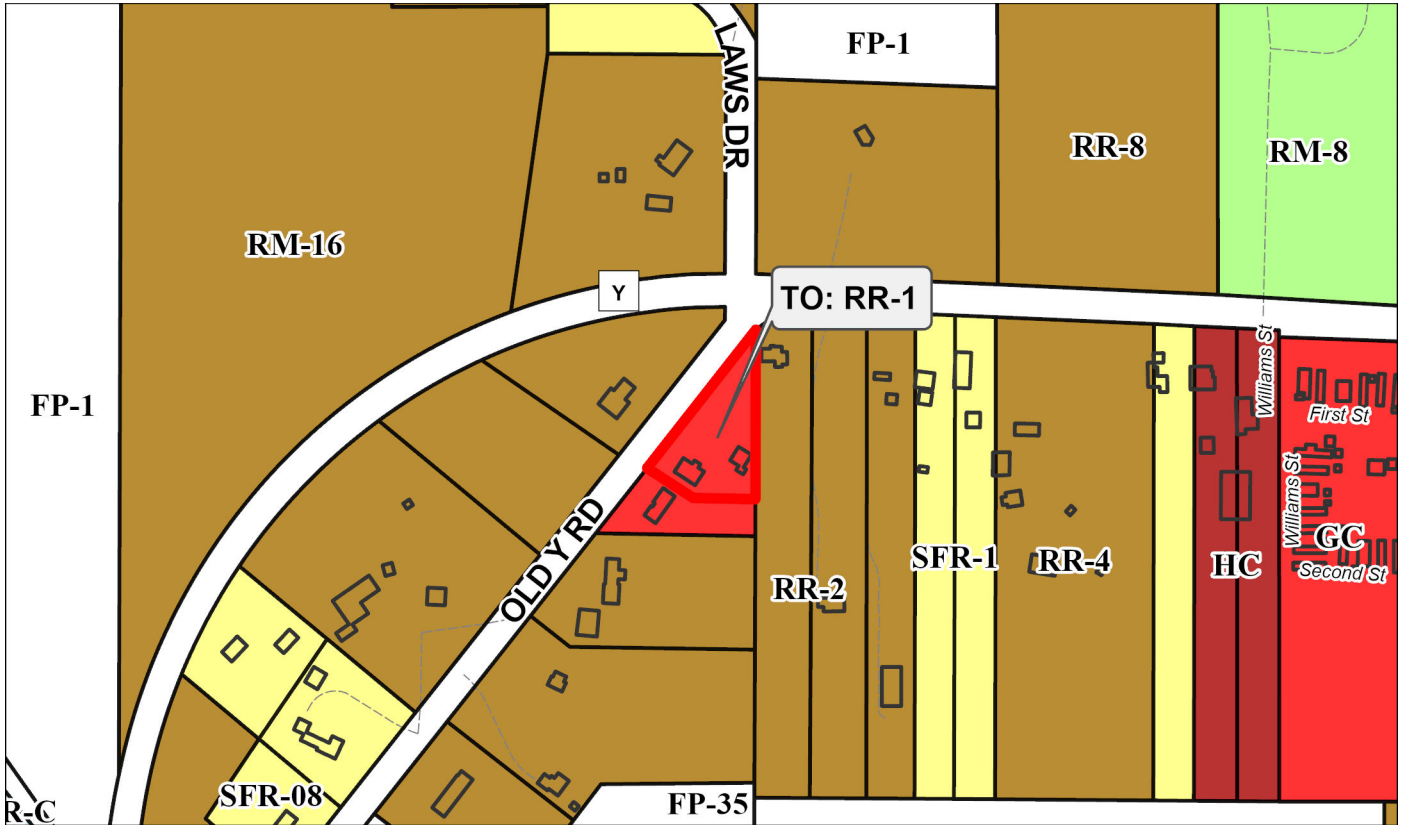


Staff Report  Zoning & Land Regulation Committee	<u>Public Hearing:</u> August 27, 2024		Petition 12077
	<u>Zoning Amendment Requested:</u> GC General Commercial District TO RR-1 Rural Residential District		<u>Town, Section:</u> MAZOMANIE, Section 28
	<u>Size:</u> 1.27 Acres	<u>Survey Required:</u> No	<u>Applicant:</u> WILLIAM MELVIN
	<u>Reason for the request:</u> Zoning to enable continued residential use and zoning compliance		<u>Address:</u> 10435 OLD Y ROAD



DESCRIPTION: Applicant Bill Melvin requests a rezone from GC to RR-1, to enable improvements to the existing residence located on the property.

OBSERVATIONS: The property is a certified survey map (CSM) lot that contains a residence and a garage building. It has had commercial zoning for many decades and has historically been used as a tavern, a home, and for other business uses. Bill Melvin recently bought the property to use as his own home, he would like to make improvements to the home and cannot do so while it is a nonconforming use due to the commercial zoning.

COMPREHENSIVE PLAN: The proposal is in the Agriculture Preservation Planning Area of the Town of Mazomanie. No new development is proposed. The proposal is consistent with the Town and County Comprehensive Plans. For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl.curt@danecounty.gov.

RESOURCE PROTECTION: There are no sensitive environmental features on or within 300 feet of the subject property.

TOWN ACTION: On July 8, 2024 the Town Board recommended approval of the petition with no conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, Staff recommends approval with no conditions.

Please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@danecounty.gov if you have questions about this petition or staff report.