



# Staff Report

Public Hearing: **May 27, 2014**

Petition: **CUP 2271**

Zoning Amendment:  
**None**

Town/sect:  
**Oregon  
Section 08**

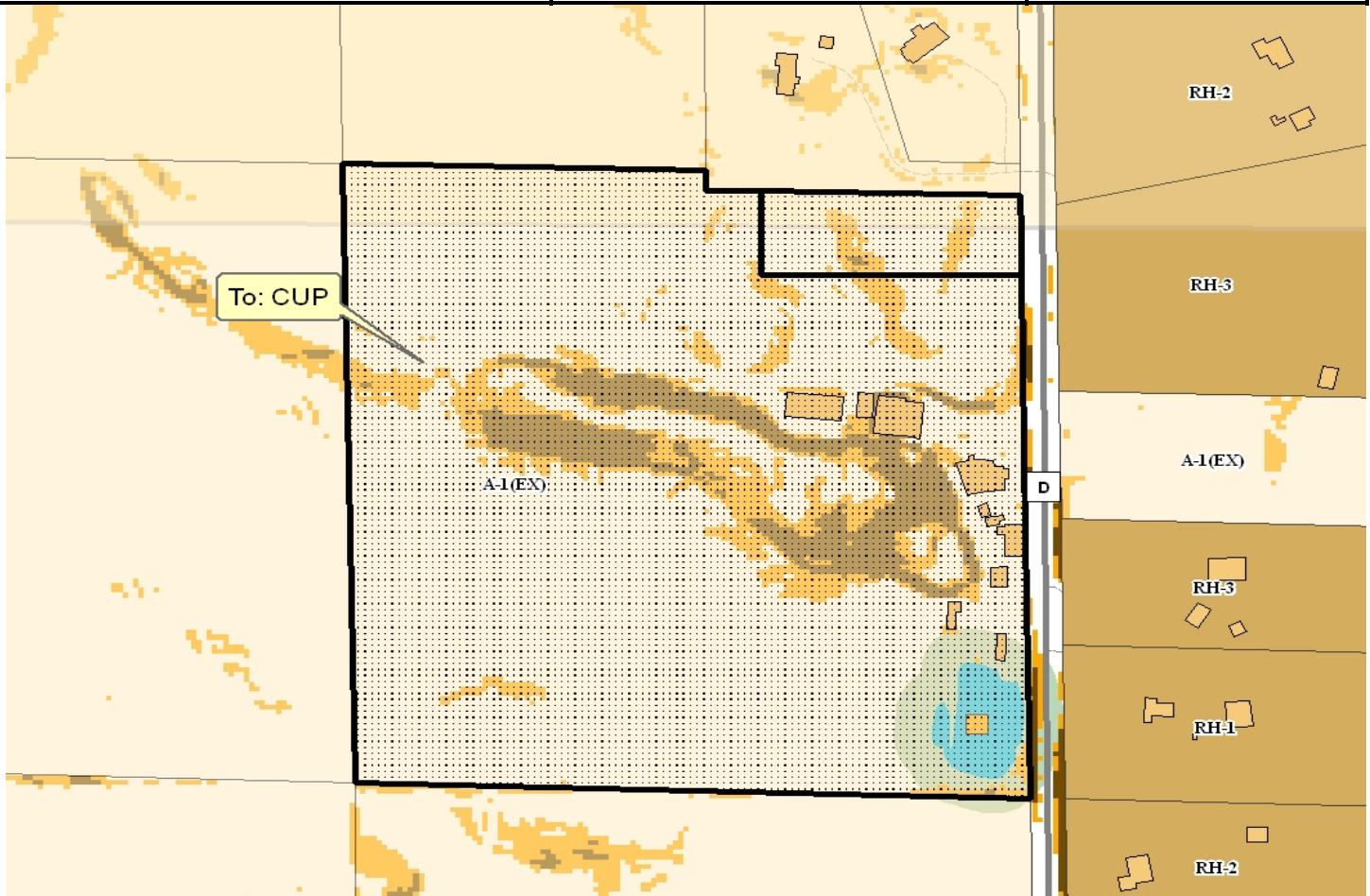
Acres: *40*  
Survey Req. *No*

Applicant  
**Wayne L Ace**

Reason:  
**Limited Family Business  
(Limousine and Bus service)**

Location:  
**1219 County Highway  
D**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to bring an existing business into compliance with current zoning regulations. The limousine service is being operated from one of the farm outbuildings. All vehicles are being stored inside the building.

**OBSERVATIONS:** The property is part of a 109-acre farm operation. There are several outbuildings on the property along with the existing farm residence. The area that is south and west of the buildings has slopes exceeding 20% grade. There are no other sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's "Rural Preservation" area. Town plan policies support small scale businesses that are compatible with a rural location and surrounding uses.

**RESOURCE PROTECTION:** There is a small area of resource protection corridor associated with an unnamed pond located in the southeast corner of the property. No new development is proposed that would impact the resource protection corridor area.

**STAFF:** The proposal appears to be consistent with Town Plan policies. See staff suggested conditions.

**TOWN:** Approved with no conditions.

## Proposed Conditional Use Permit # 2271

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 shall be limited to a limousine service and bus service.
2. All vehicles shall be stored inside of a building.
3. Signs shall comply with Dane County Code of Ordinances.
4. Outside loudspeakers are prohibited.
5. All employees, except one or one full-time equivalent, shall be a member of the family residing on the property.