
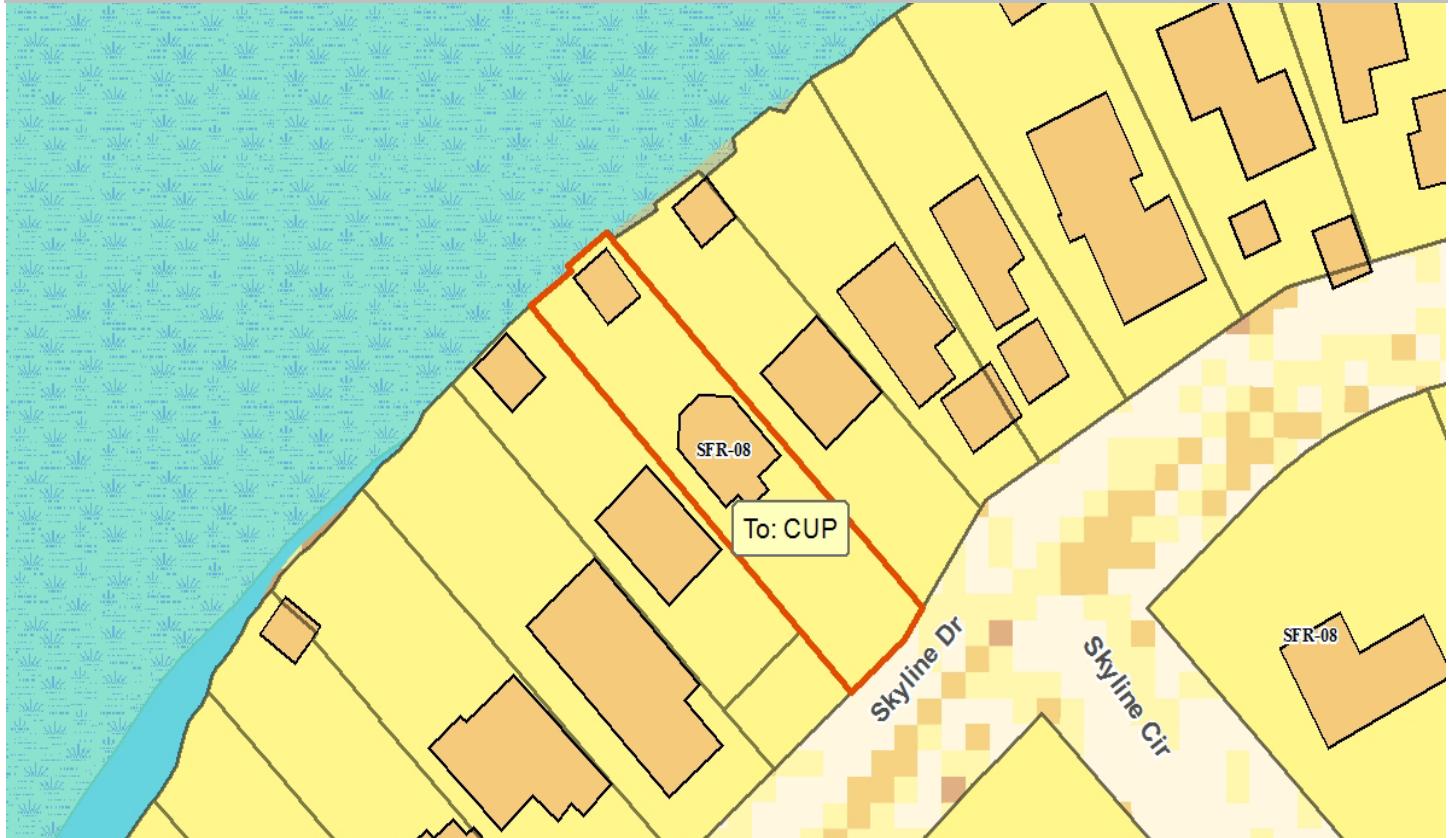


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>August 23, 2022</b>		<b>CUP 02571</b>
	<u>Zoning Amendment Requested:</u> <b>TO CUP: ACCESSORY BUILDINGS MAXIMUM HEIGHT OF 16 FEET</b>		<u>Town/Section:</u> <b>PLEASANT SPRINGS, Section 29</b>
	<u>Size:</u> <b>0.2 Acres</b>	<u>Survey Required:</u>	<u>Applicant:</u> <b>JOHN S KUNDERT</b>
	<u>Reason for the request:</u> <b>ACCESSORY BUILDINGS MAXIMUM HEIGHT OF 16 FEET</b>		<u>Address:</u> <b>2013 SKYLINE DRIVE</b>



**DESCRIPTION:** Applicant requests approval of a Conditional Use Permit to allow construction of a taller accessory building than allowed under the standard SFR-08 regulations. The SFR-08 district lists accessory buildings between 12-16 feet in height as a conditional use. Applicant proposes to construct a new detached garage totaling 16’ in mean height and 576’ sqft in size.

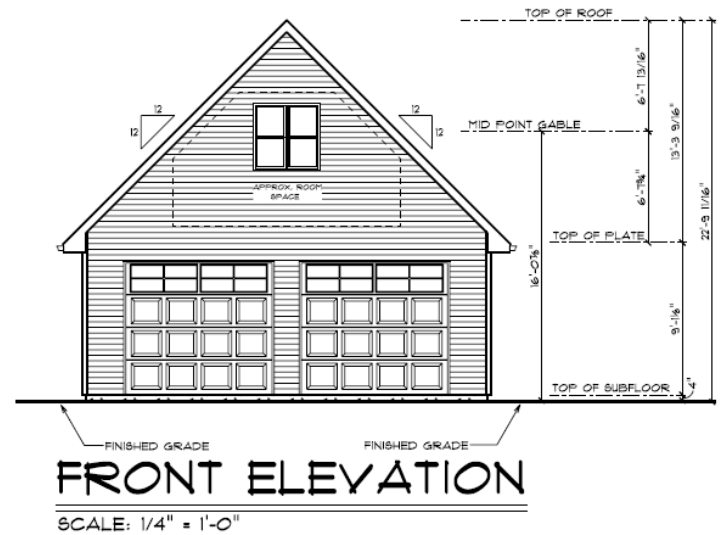
**OBSERVATIONS/ FACTUAL INFORMATION:** The property is located on Lake Kegonsa in the Kegonsa Grove subdivision and totals approximately 8,660 sqft in size. Existing use of the property and surrounding properties is single family residential. The proposed detached garage would be located in front of the existing residence (closer to Skyline Dr). No sensitive environmental features observed on the property. The applicant has applied for and received a shoreland erosion control permit to construct the accessory building.

**TOWN PLAN:** The property is located in the town’s Lake Kegonsa and Lower Yahara River Residential Area.

**RESOURCE PROTECTION:** A resource protection area associated with steep slopes over 12% grade is located near the lake’s edge. The area will be unaffected by the proposed new garage.

**STAFF:** Town plan policies for this area of Pleasant Springs encourage new development to be of a nature and scale consistent with existing development patterns. The accessory building regulations of the SFR-08 district are intended to promote development patterns typically associated with urban/suburban residential neighborhoods.

The development pattern in the immediate area consists of single family residences, some with modest sized detached garages facing the street, and some larger / taller residences with attached garages facing the street. The design of the proposed garage appears reasonably consistent with the existing development pattern in the neighborhood.



Pending any concerns raised at the ZLR Public Hearing, staff recommends approval of the CUP with the following conditions:

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan.
2. A site inspection shall be conducted within 60 days of construction completion.
3. The mean height of the accessory building shall not exceed 16 feet.
4. The accessory building shall be constructed to meet all standards of the applicable building code.
5. The accessory building shall not be used as a dwelling.
6. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits associated with the construction. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
7. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
8. If the accessory building is torn down, removed or collapses and is not rebuilt, in compliance with these conditions, for a period of one year or more, this conditional use permit shall be terminated. Future reestablishment of an abandoned conditional use shall require approval of a new conditional use permit.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or [allan@countyofdane.com](mailto:allan@countyofdane.com)

**TOWN:** Approved with the following condition: The Plan Commission and Town Board approved with a condition the site is inspected within 60 days of completion. (Note that the town condition is reflected in condition #2, above.)