
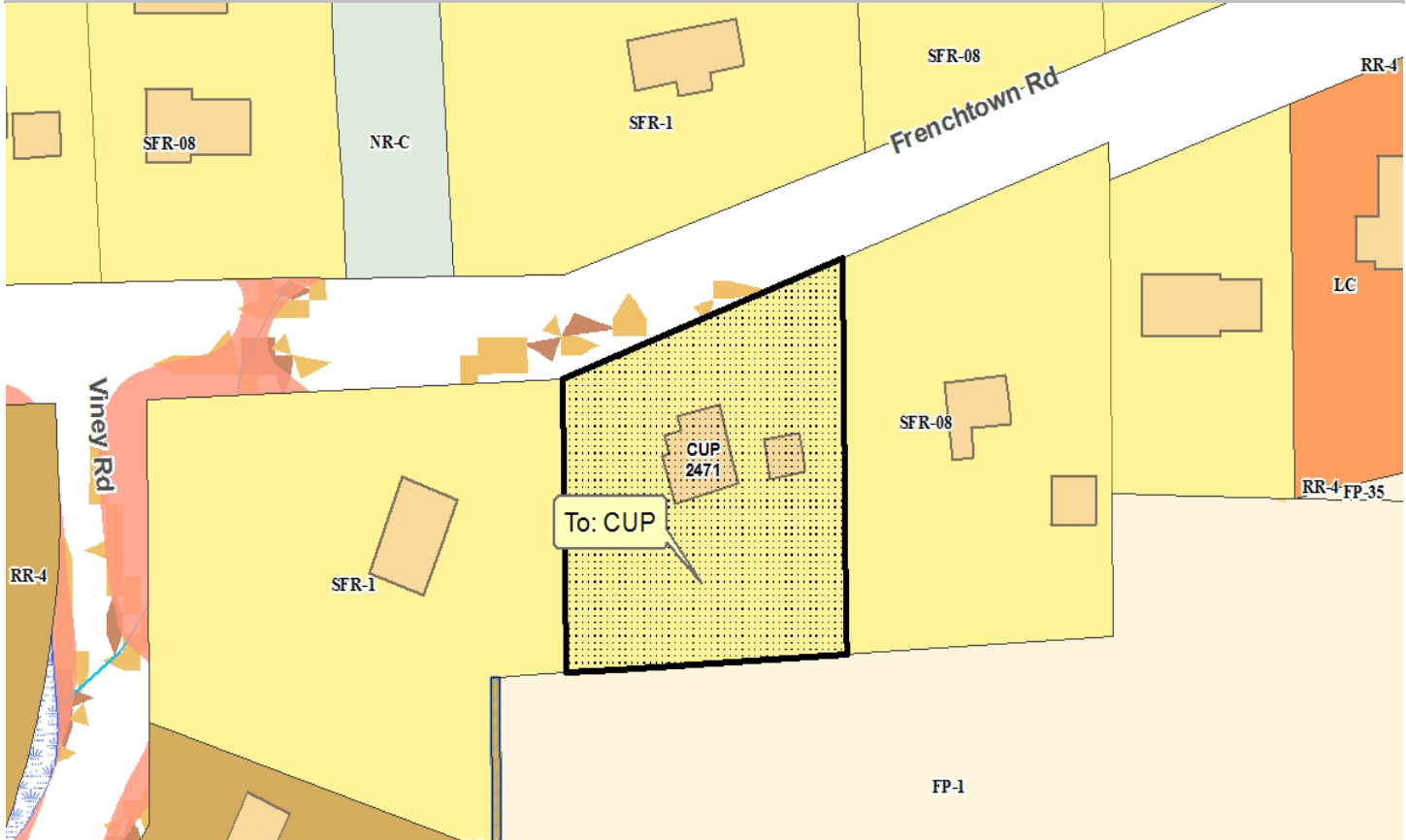


<p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p>Questions? Contact: Brian Standing – 267-4115</p>	<p><i>Public Hearing:</i> <b>June 25, 2019</b></p>	<b>CUP 02471</b>	
	<p><i>Zoning Amendment Requested:</i> <b>TO CUP: ACCESSORY BUILDING BETWEEN 12 AND 16 FEET IN HEIGHT</b></p>	<p><i>Town/Section:</i> <b>MONTROSE, Section 22</b></p>	
	<p><i>Size:</i> <b>0.712 Acres</b></p>	<p><i>Survey Required:</i></p>	<p><i>Applicant:</i> <b>JOSEPH C DISALVO</b></p>
	<p><i>Reason for the request:</i> <b>ACCESSORY BUILDING BETWEEN 12 AND 16 FEET IN HEIGHT</b></p>	<p><i>Address:</i> <b>7079 FRENCHTOWN ROAD</b></p>	



**DESCRIPTION:** Landowner wishes to construct an attached garage with a 14.5-foot mean height in the SFR-08 zoning district.

**OBSERVATIONS / FACTUAL INFORMATION :** The new garage will be further from side yard lot lines than the existing shed on the property, which will be removed. The property is completely screened on the east side of the property by evergreen trees. On the west side, there is an existing stand of mixed deciduous and evergreen trees that partially screen the property from the adjoining neighbor.

**TOWN PLAN:** The property is within a Farmland Preservation area of the Town of Montrose / Dane County Comprehensive Plan.

**RESOURCE PROTECTION:** There are no mapped resource protection corridors on or near the site.

**STAFF:** Recommend approval with only the standard conditions required under ordinance (see page two).

**TOWN:** The Town Board approved the application with no conditions.

Recommended conditions of approval on CUP 2471:

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
3. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
4. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.