



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **December 23, 2014**

Zoning Amendment:
**R-1 Residence District to C-2
Commercial District**

Acres: 0.31
Survey Req. Yes

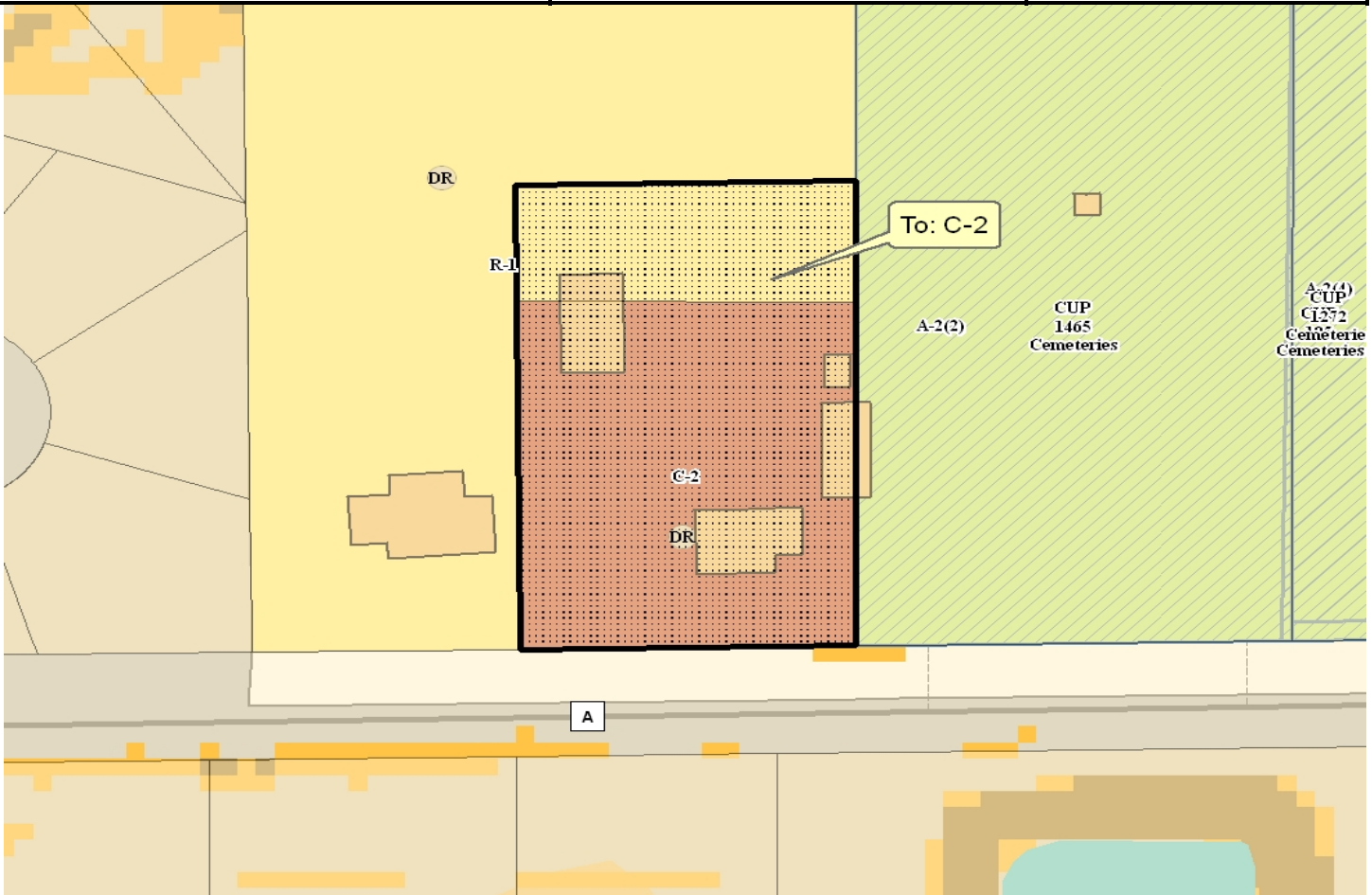
Reason:
**Expansion of an existing auto
repair / welding business**

Petition: **Rezone 10783**

Town/sect:
**Dunkirk
Section 09**

Applicant
Ronald G Bothum

Location:
**2514 County Highway
A**



Description: Applicant is owner/operator of an auto repair business and proposes to adjust the existing lot boundaries with the neighboring property owner. An existing accessory building at the north end of the property, currently split by the property line, would be utilized as part of the auto repair / maintenance operation.

Observations: No sensitive environmental features observed on the property. The Stoughton Trailers manufacturing / assembly plant is located to the south, across CTH A.

Town Plan: The property is located in the town's Agricultural Preservation Area (the entire town is identified as an Agricultural Preservation Area). Commercially zoned properties near Stoughton may be permitted to expand if the proposal would be compatible with uses on neighboring properties.

Resource Protection: No resource protection corridors located on the property.

Staff: The proposal appears consistent with town plan policies. Staff recommends that the existing deed restrictions limiting uses to "auto repair / maintenance and a residence for the owner / caretaker of the business" be applied to the lands being added to the applicant's parcel.

Town: Approved with no conditions.