



# Staff Report

Public Hearing: **November 22, 2016**

Petition: **Rezone 11053  
CUP 2361**

Zoning Amendment:  
**A-1EX Exclusive Agriculture  
District to RH-2 Rural Homes  
District**

Town/sect:  
**Dunn  
Section 19**

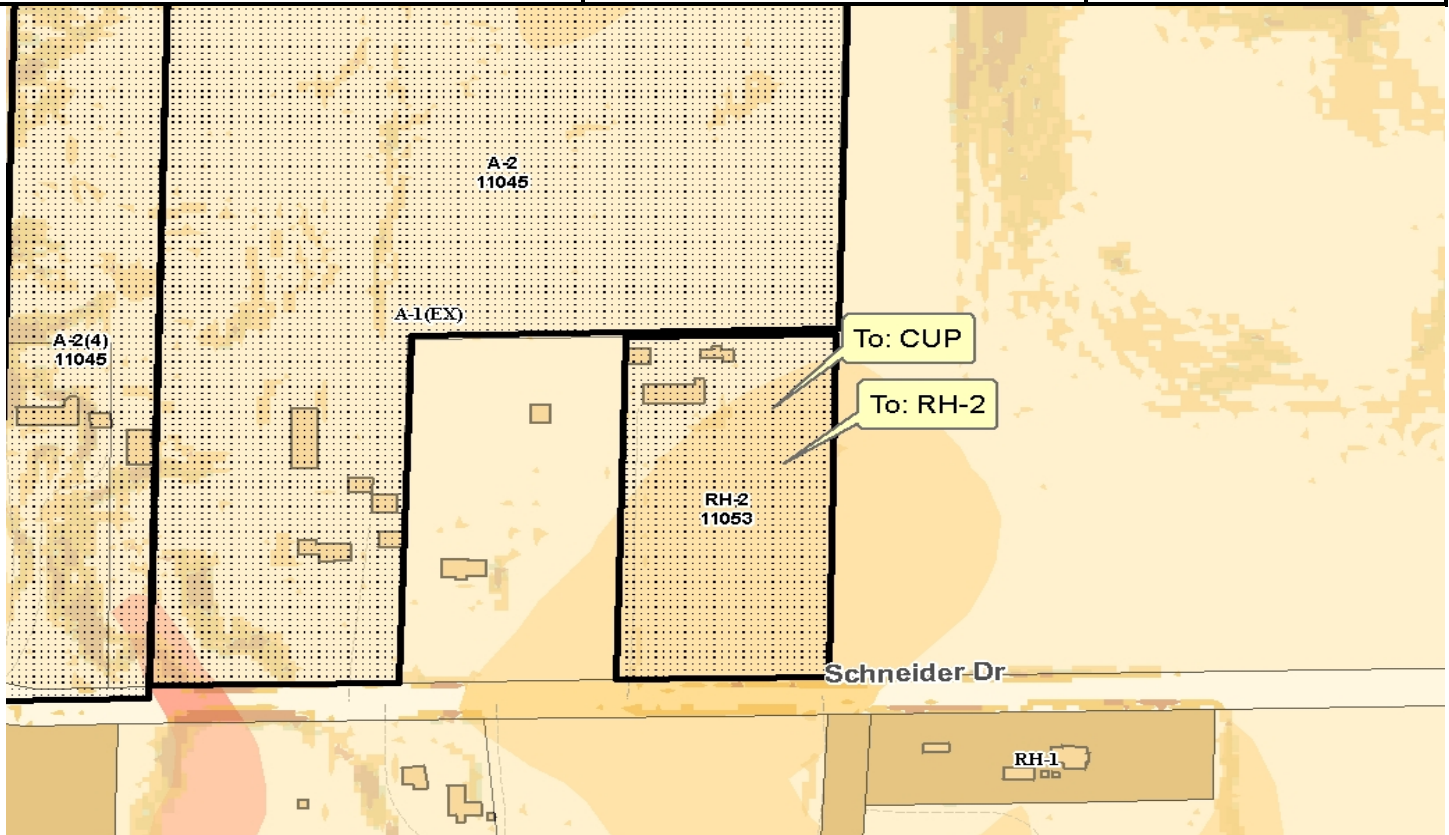
Acres: 5  
Survey Req. Yes

Applicant  
**Mary C Gesteland**

Reason:  
**Allow for a Bed and Breakfast  
establishment**

Location:  
**4696 Schneider Drive**

Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like to open up a Bed and Breakfast establishment. The facility would have two to three bedrooms available. In order to do so, the zoning needs to be changed to a residential classification and a conditional use permit will be needed for a bed and breakfast establishment.

**OBSERVATIONS:** The property is a legally recorded 5-acre property at time of adoption of the land use plan. A-1 Exclusive Agriculture Zoning was assigned to the property in 1978. The property has agricultural fields to the north and east, a legal non-conforming horse boarding facility to the south, and residences to the west. Approximately 95% of the property consists of Class II soils. No sensitive environmental features observed.

**TOWN PLAN:** The property is designated in the Agricultural Preservation Area. The plan policy #3 states, "3. Support bed and breakfasts and other agri-tourism businesses in this land use area, provided they do not negatively impact existing land uses or neighboring residents.

**STAFF:** The proposed zoning appears to similar to the surrounding lands. The proposed land use does not seem to be out of character with the neighborhood.

**TOWN:** Approved.

**Zoning Change:** Approved with no conditions

**CUP:** Approved with condition for exterior signs.

## **Proposed Conditional Use Permit #2361**

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. Signs would be limited to two unlit signs under 10 square feet each.
2. The establishment shall comply with the regulations found under Wisconsin Administrative Code ATCP 73 for Tourist Rooming Houses and Bed and Breakfast Establishments.