



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **February 27, 2018**

Petition: **Petition 11253**

Zoning Amendment:

A-2 (1) Agriculture District TO LC-1 Limited Commercial District

Town/sect:

DANE, Section 34

Acres: 1.55

Survey Req. No

Applicant

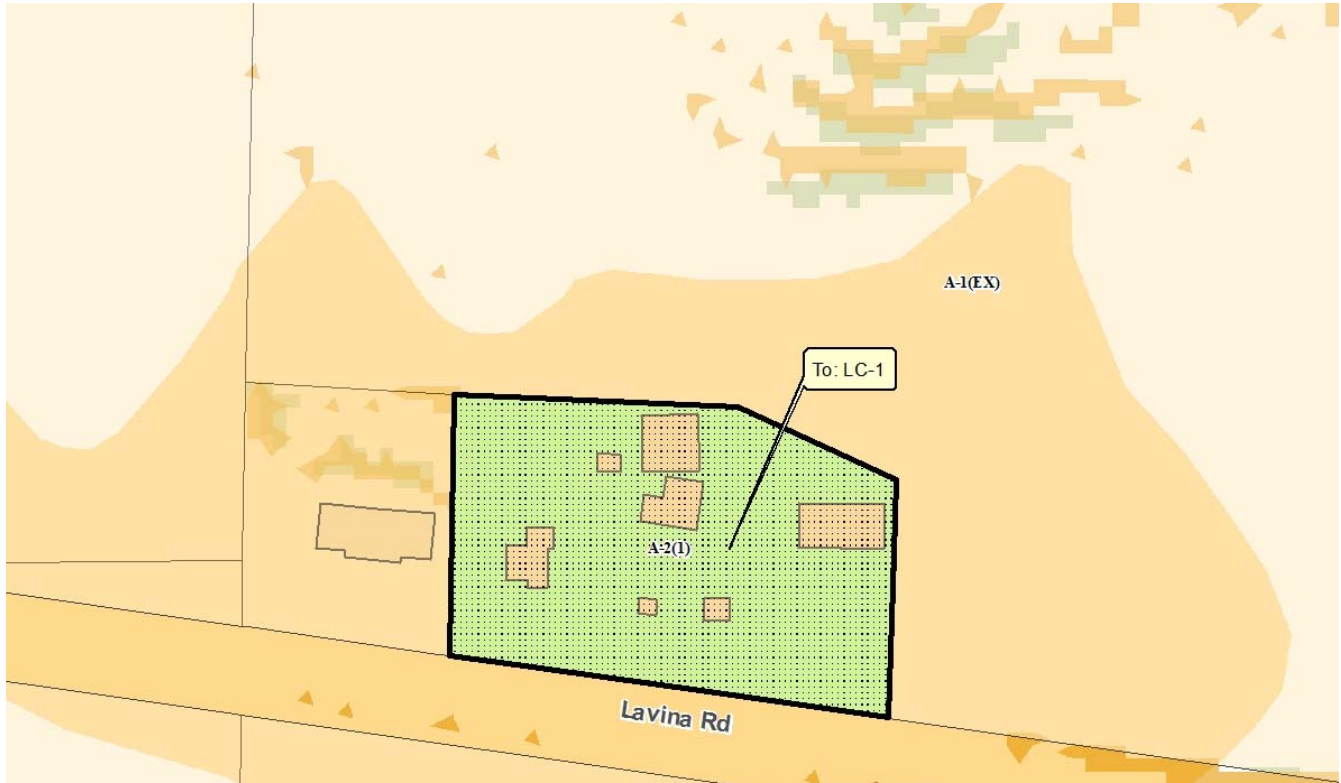
SCHROEDER LIVING TR, DALE KENNETH

Reason:

ZONING CHANGE TO ALLOW FOR AN EXCAVATING BUSINESS

Location:

7108 LAVINA ROAD



DESCRIPTION: The applicant wishes change the zoning on the parcel to LC-1 to allow for a limited-family business to be initially constructed. The future owner hopes to remove most of the buildings (including an existing residence) in order to build an improved maintenance building and eventually move his primary residence there.

OBSERVATIONS: The subject area is surrounded by scattered rural residential and agricultural uses.

TOWN PLAN: The property is in the agricultural preservation area and subject to 1 per 35 acre residential density. This proposal does not require additional housing density rights.

RESOURCE PROTECTION: No environmental features observed. The proposed lot is outside the resource protection area.

STAFF: The property meets the dimensional standards of the zoning district and is consistent with the Town's comprehensive plan. A CUP will be required once the owner decides to construct a primary residence as the owner/caretaker.

2/23 ZLR MEETING: The Committee postponed the petition due to no town action.

TOWN: The Town Board has approved the petition with 2 conditions. A conditional use permit is required for the construction of a single-family dwelling; Acker Excavating or the current landowner is responsible for the repair and maintenance of the roadway and shoulder in the proximity of the driveway.

STAFF UPDATE: Staff recommends that the Town conditions be recorded in the form a deed restriction.