



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 27, 2018**

Petition: **Petition 11362**

Zoning Amendment:  
**A-1EX Agriculture District TO A-2  
(1) Agriculture District, A-1EX  
Agriculture District TO C-1  
Commercial District**

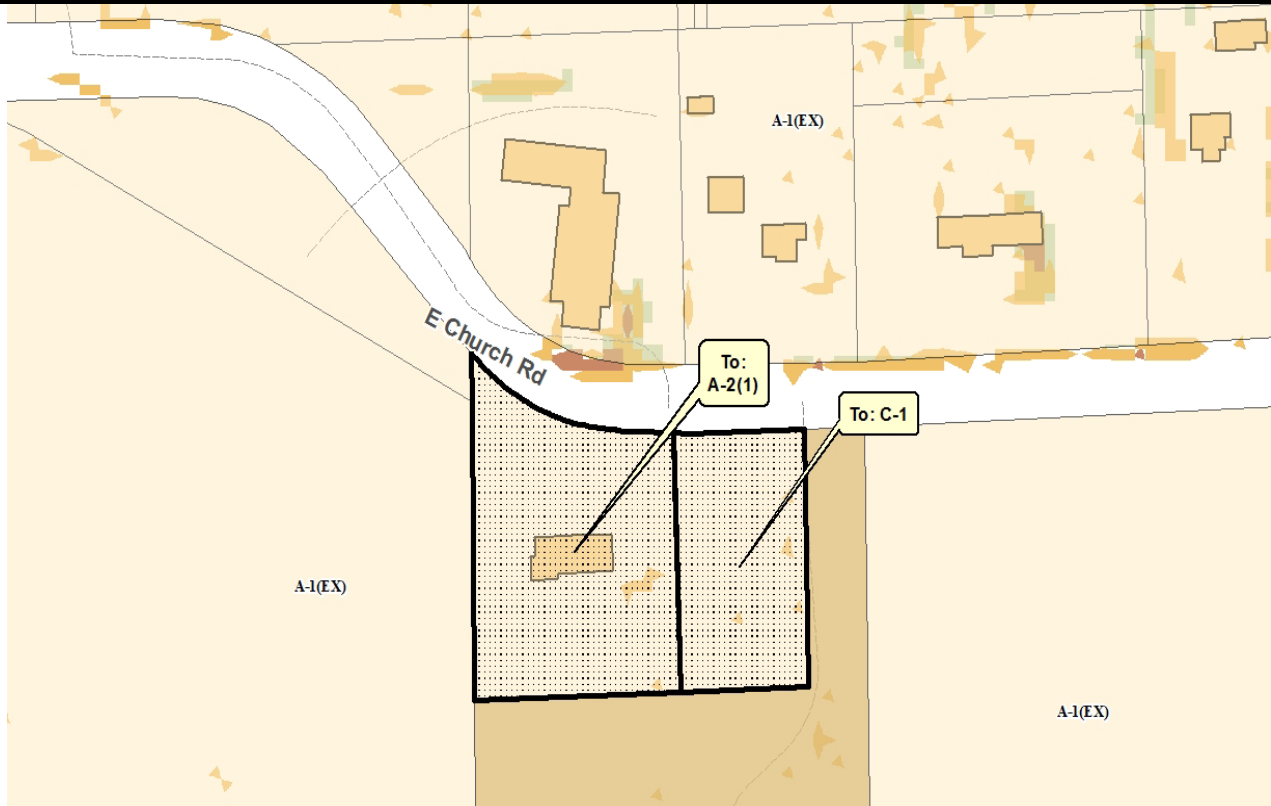
Town/sect:  
**CHRISTIANA, Section 26**

Acres: 1.28,0.78  
Survey Req. Yes

Applicant  
**EAST KOSHKONONG  
EVANGELICAL LUTHERAN  
CHURCH**

Reason:  
**SEPARATING RESIDENCE FROM  
CHURCH PARKING LOT**

Location:  
**453 E CHURCH RD**



**DESCRIPTION:** The applicant, East Koshkonong Lutheran Church, proposes to separate the existing residence from the parking lot serving the church that is located on the north side of Church Road. Off-site parking is only listed as a permitted use in the C-1, C-2, M-1, and EXP districts. No new development is proposed.

**OBSERVATIONS:** Surrounding land uses include scattered rural residences, the church and cemetery, and agricultural / open space uses. No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** No areas of resource protection corridor located on the property.

**STAFF:** The proposal to separate the house from the church parking area appears reasonably consistent with town plan policies. However, commercial uses other than off-site parking would be inconsistent with town policies, which limit commercial development to areas along the US 12/18 corridor.

**TOWN:** The Town Board approved the petition amending the zoning districts to R-1A and A-1Ex. The approval is also conditioned upon a joint septic system being recorded.

**NOTE:** Due to the minimum size requirements of A-1Ex Zoning District (35 acres), the 0.78-acre portion cannot be zoned to A-1Ex. Staff suggests that the small lot be rezoned to CO-1 Conservation to accommodate the small size and the limited land uses.