



Staff Report

Public Hearing: **July 22, 2014**

Petition: **Rezone 10706**

Zoning Amendment:
RH-2 Rural Homes District to LC-1 Limited Commercial District

Town/sect:
Blue Mounds Section 18

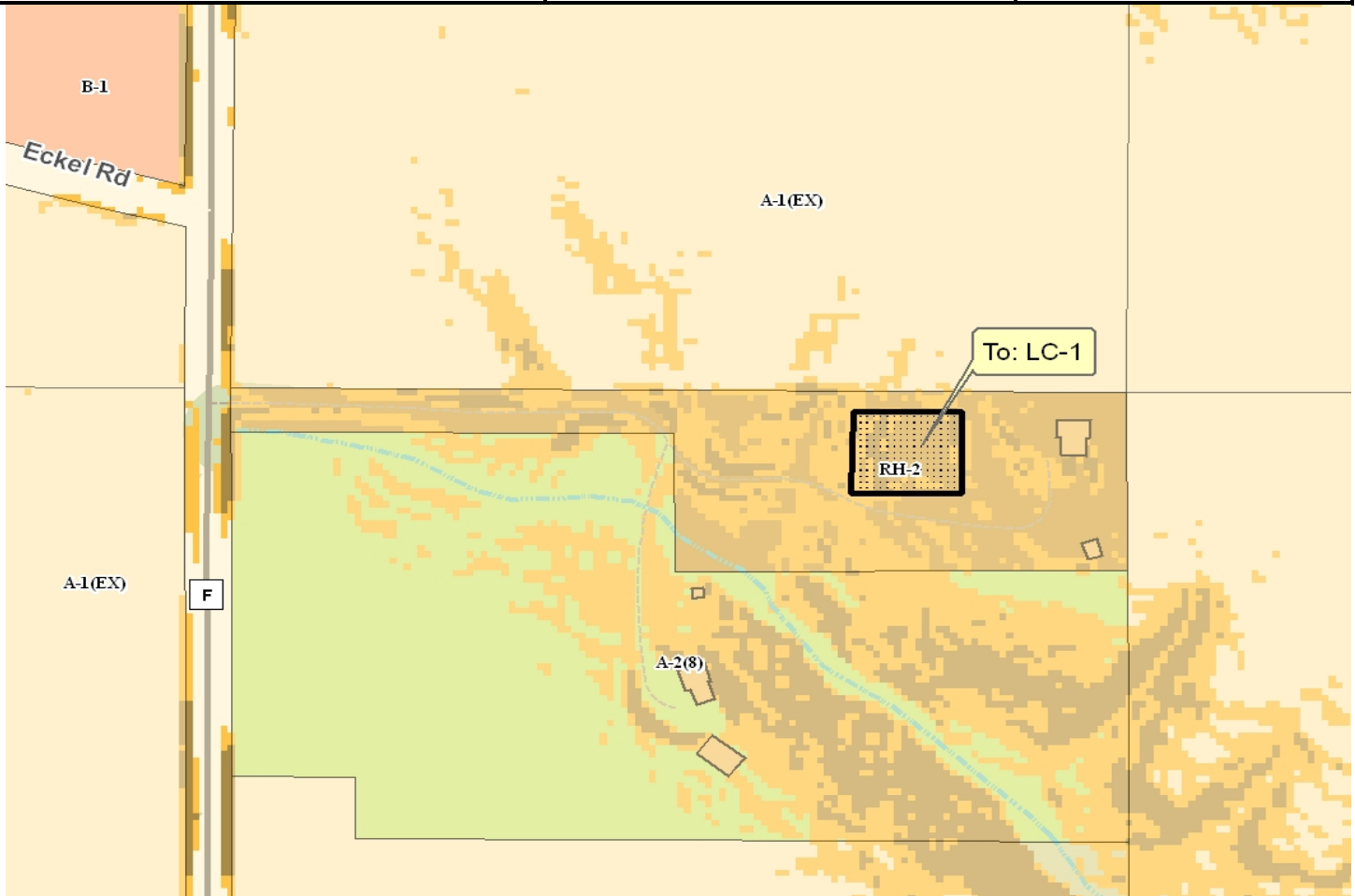
Acres: *0.47*
Survey Req. *No*

Applicant
Brian R Droessler

Reason:
Zoning to allow for a limited family business

Location:
2694 County Highway F

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to place a commercial building on his residential lot. The applicant is proposing ½-acre spot zone area to allow the building. The applicant stated that the proposed building will be used for his masonry business for the storage of vehicles and work equipment.

OBSERVATIONS: There is an existing residence on the property. A majority of the property consists of slopes ranging from 12 to 20% grade. The west side of the property is wooded and contains Class II soils. The proposed zoning area is relatively flat. The GIS information shows an intermittent stream on the property, but field analysis confirmed that the waterway is not navigable (no shoreland). The residence on the adjacent lot is approximately 400 feet away from the proposed zoning area.

TOWN PLAN: This property is within a Farmland Preservation Area in the Town of Blue Mounds / Dane County Comprehensive Plan. No conflicts identified.

RESOURCE PROTECTION: The proposed zoning boundaries do not contain any Resource Protection Corridors.

STAFF: The proposal meets the dimensional standards of the Zoning Districts.

TOWN: Approved with no conditions.