



# Staff Report

Public Hearing: **April 24, 2018**

Petition: **Petition 11278**

Zoning Amendment:  
**A-1EX Agriculture District TO LC-1 Limited Commercial Dist, LC-1 Limited Commercial Dist TO A-1EX Agriculture District**

Town/sect:  
**DEERFIELD, Section 9**

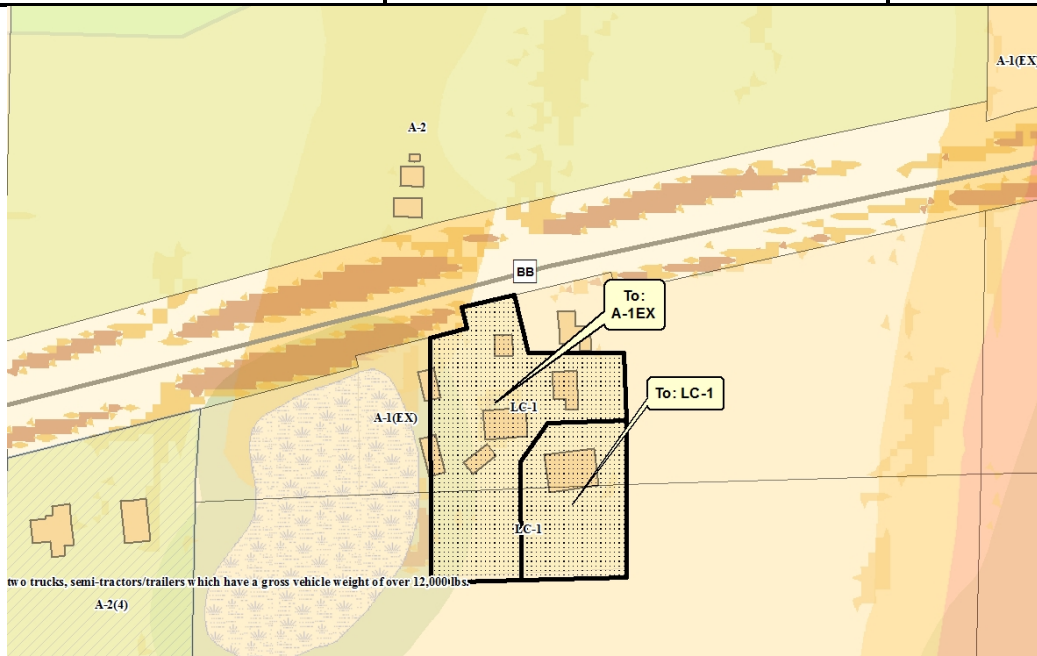
Zoning and Land Regulation Committee

Acres: 0.2, 1.3  
Survey Req. No

Applicant  
**HASTINGS REV TR,  
PHILLIP**

Reason:  
**REDUCING THE SIZE OF AN  
EXISTING LC-1 BOUNDARY**

Location:  
**1013 COUNTY  
HIGHWAY BB**



**DESCRIPTION:** Applicant owns and operates a well drilling business on the LC-1 Limited Commercial zoned property located at 1013 County Highway BB. Applicant proposes to reduce the size of an existing area of LC-1 Limited Commercial zoning. The property has an outstanding zoning violation, including storage of junk and inoperable vehicles, scores of 55 gallon metal drums, yard waste and trash on the property without appropriate zoning for a salvage yard or solid waste disposal center. The owner is working with Dane County zoning to resolve the violations. Note that the proposed reduction in the size of the LC-1 zoned area will not resolve the zoning violations, but will simply result in a smaller area available for the storage of vehicles, equipment, and materials used in the operation of the well drilling business.

**OBSERVATIONS:** Surrounding land uses include agriculture, open space, and scattered rural residences. A small area of isolated wetlands encroaches onto the westerly edge of the LC-1 zoned area. No new development proposed.

**COUNTY HIGHWAY DEPT:** CTH BB is a controlled access highway. No new access will be permitted. Any change in use of existing access requires a permit.

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

**RESOURCE PROTECTION:** An area of resource protection corridor associated with the isolated wetland encroaches onto the western edge of the existing LC-1 zoned area.

**STAFF:** The applicant had previously submitted CUP #2404 to allow more than 12 vehicles or pieces of equipment on the LC-1 zoned area. The proposal would only have pertained to the well drilling business and would not have resolved the outstanding zoning violations. CUP 2404 has since been withdrawn and is null and void. Staff recommends that the petition be postponed until the applicant has removed the inoperable vehicles, 55 gallon drums, and other junk/refuse and brought the property into zoning compliance.

**TOWN:** The Town Board has approved the petition with no conditions. Staff is suggesting that the petition be postponed until the junk vehicles and 55 gallon drums are removed from the property.