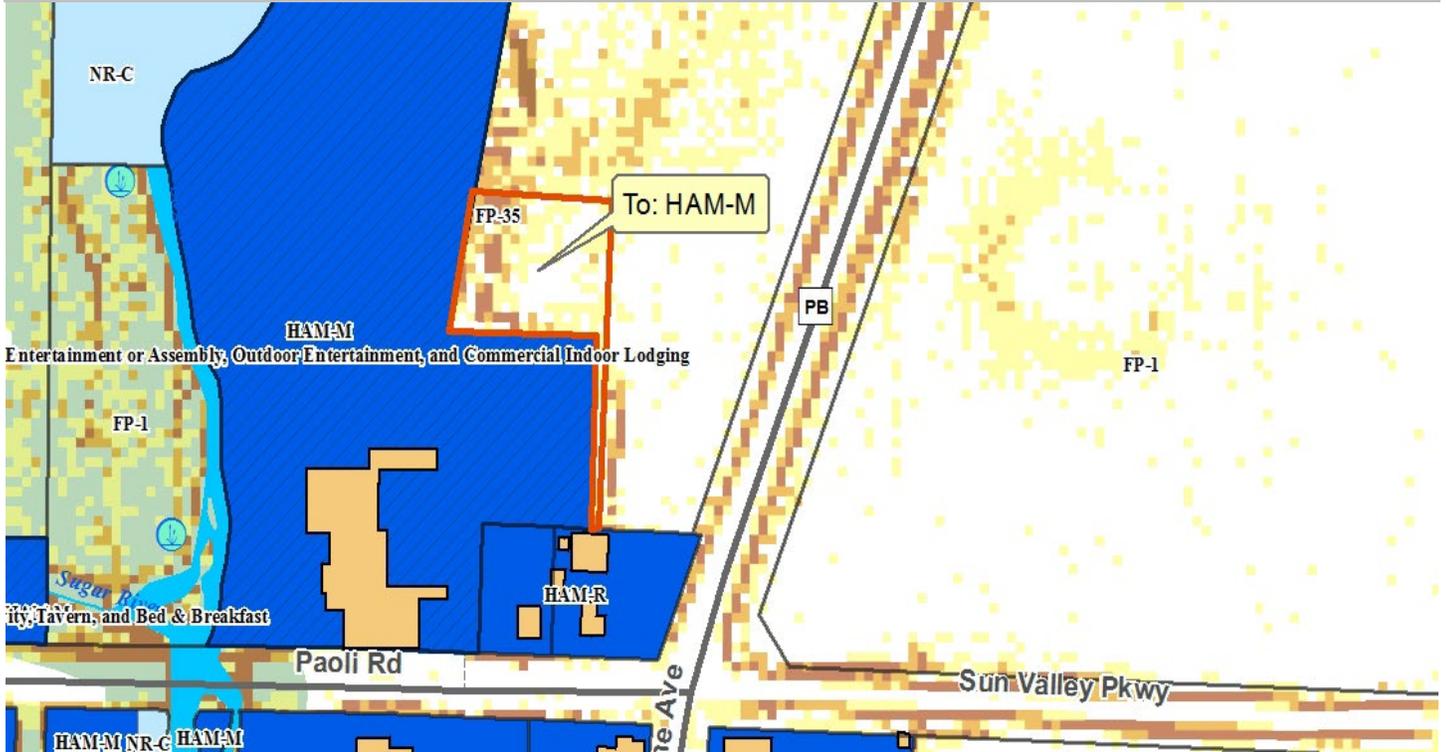


Staff Report  Zoning and Land Regulation Committee	Public Hearing: March 22, 2022	Petition 11806
	Zoning Amendment Requested: FP-35 Farmland Preservation District TO HAM-M Hamlet Mixed-Use District	Town/Section: MONTROSE, Section 2
	Size: 0.58 Acres	Survey Required. Yes
	Reason for the request: Adding additional lands to an existing lot	
		Applicant ROETHLISBERGER TR
		Address: 6858 PAOLI ROAD



DESCRIPTION: Landowner wishes to rezone 0.58 acres from the FP-35 zoning district to the HAM-M (Hamlet Mixed-Use) zoning district to add to an existing HAM-M zoned lot. This will allow the applicant to add additional parking to a previously approved hotel/restaurant/bar use.

OBSERVATIONS: CUP 2544 (effective 12/15/2021) allowed the restaurant/bar/outdoor entertainment use at the former Paoli Creamery building in the unincorporated hamlet of Paoli. While CUP 2544 described adequate parking to meet minimum standards under the county zoning ordinance, the Town of Montrose has requested that additional parking be provided. Petition 11806 would allow the landowner to add additional parking areas to satisfy the town’s request.

TOWN PLAN: The Town of Montrose / Dane County Comprehensive Plan supports conditional use permits for “hotels and taverns,” provided the following criteria are met:

- building area 10,000 square feet or less, unless the Town Board finds that it is in the public interest to allow
- larger facilities;
- sanitary requirements are met by an approved septic system, and;
- siting and operational criteria detailed in the plan are met.

The town / county plan also supports adaptive reuse of “properties that contribute to the Town’s historical character.”

RESOURCE PROTECTION: The proposed new parking lot is within 300 feet of the landward side of the floodplain of the Sugar River. Shoreland zoning standards, including impervious surface limits, will apply. Stormwater plans for the hotel development should be updated to accommodate new impervious surfaces associated with the additional parking area.

STAFF: Recommend approval with a condition that stormwater and/or erosion control plans for the premises under Chapter 11 and/or Chapter 14, Dane County Code, be amended to include all proposed parking and other impervious areas. All such amendments must be approved by the Dane County Land and Water Resources Department.

TOWN: On February 1, 2022, the Town of Montrose Board voted to recommend approval, with no conditions.