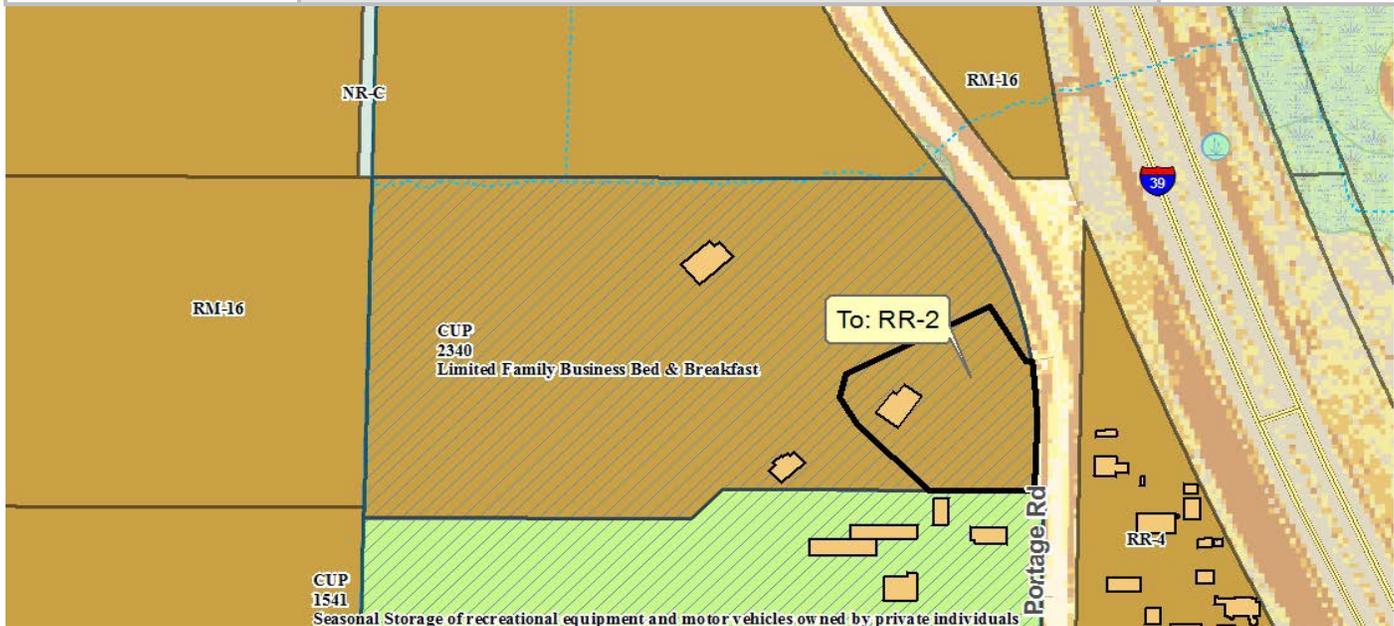


<b>Staff Report</b>  <b>Zoning and Land Regulation Committee</b> <i>Questions?</i> <i>Call Pam Andros</i> <i>608-261-9780</i>	<i>Public Hearing:</i> <b>September 22, 2020</b>		<b>Petition 11589</b>	
	<i>Zoning Amendment Requested:</i> <b>RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District</b>		<i>Town/Section:</i> <b>BURKE, Section 21</b>	
	<i>Size:</i> <b>2.52 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant</i> <b>THOMAS W SHANNON</b>	
	<i>Reason for the request:</i> <b>Separating an existing property into 2 individual properties. One will be RR-2 and the other will remain in RM-16.</b>		<i>Address:</i> <b>5525 PORTAGE ROAD</b>	



**DESCRIPTION:** The applicant owns and operates a bed & breakfast, and wishes to divide the property into 2 lots so they can retain the Inn property (2.52 acres) and continue to run it as a bed and breakfast under the current conditional use permit, and sell the remaining 16 acres.

**OBSERVATIONS:** This property is located in a portion of the town that is almost completely surrounded by the City of Madison. The area includes a mixture of residential and non-residential uses.

**TOWN PLAN:** This proposal is consistent with the town plan as well and the Cooperative Plan.

**RESOURCE PROTECTION:** There are no sensitive features on this site.

**STAFF:** Staff recommends approval.

**Sept 2020 ZLR Meeting:** The Committee postponed the petition due to no town action.

**TOWN:** The Town Board approved the petition with no conditions.

**STAFF UPDATE:** The petition meets the dimensional standards of the zoning district and appears consistent with Town Plan Policies. If approved, Staff suggests that a condition be placed on the petition that requires a septic easement be recorded on the property to account for the existing septic system being on the proposed adjacent lot.