



Report to Planning Commission

Agenda Item: 896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT

Meeting Date: January 24, 2024

Referring Body: Plan Commission

Committee Contact: Chris Voll

Staff Contact: Peter Wegner, CD/PZ Director

Report Prepared by: Peter Wegner, CD/PZ Director

AGENDA ITEM: 896 GARDNER PARK (KLOCKZIEM) CONDITIONAL USE PERMIT

OBJECTIVE(S): To review the Conditional Use Permit and related documents for the placement of a second principal building on the parcel located at 896 Gardner Park Road.

HISTORY/BACKGROUND: The applicant proposes to place a second principal building on an 11.17-acre parcel, currently zoned RR-5. The justification for the Conditional Use is to care for the applicant's elderly family members. The existing 950sf principal building would be occupied by their elderly family. The proposed second 3400sf principal building would be occupied by applicant's family of five (5).

The Village Ordinance does not contain language like a "multiplier factor" to allow additional Dwelling Units/Guest Cottages on a single parcel of land. For example, if the minimum required lot dimensions for a parcel zoned RR-5 is 5 acres, 300ft minimum lot width, 100ft minimum public street frontage. Additional square footage, lot width and public street frontage would be required for an additional dwelling unit/guest cottage. For example, +2acres, +150ft lot width and +50ft public street frontage.

In lieu of this, the Village Ordinance has the contains the following language to more than one principal building (additional dwelling unit).

§ 520-16 Standards generally applicable to land uses.

K. Number of principal buildings per lot. More than one principal building is allowed on any one lot, but only by conditional use permit in any RR or SF district.

On August 27, 2019 this parcel was granted a variance to reduce the required minimum public street frontage from 100 feet to 0 feet.

A copy of the Site Plan was sent to the Village of Kronenwetter Fire Chief, Theresa O'Brien and Chief of Police, Terry McHugh. Both felt the driveway access is sufficient for emergency vehicles.

RECOMMENDED ACTION: To approve the conditional use permit request for a second principal building at 896 Gardner Park and accept the findings of fact contained within the Staff Report.

ATTACHMENTS: Conditional Use Permit application, Site Plan, Building Permit and Staff Report.