



## **Report to Planning Commission**

**Agenda Item:** Zoning Change Request and CSM: Larry and Sandra Burns, 2180 Bluejay Lane, Kronenwetter, WI 54455.

**Meeting Date:** July 15, 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:** Proposed Zoning Change Request and CSM: Larry and Sandra Burns, 2180 Bluejay Lane, Kronenwetter, WI 54455.

**OBJECTIVE(S):** To review the Zoning Change Request and accompanying CSM.

**HISTORY/BACKGROUND:** Rezone Request from AR (Agricultural and Residential) to RR5 (Rural Residential 5). The proposed rezone is consistent with the comprehensive plan and is consistent with the current use of other properties in the area. The rezone does comply with the intent of this chapter. The current 27.37-acre parcel will be divided into two (2) lots. The proposed rezone from AR to RR5 is consistent with neighboring parcels in the area. The creation of the two (2) lots meets the minimum frontage (100ft) and area (5.0 acres) requirements for RR5 (Rural Residential Zoning 5).

### **RECOMMENDED ACTION:**

The Planning Commission has two options:

1. Recommend denial of the proposed Zoning Change Request and CSM.
2. Recommend approval of the Rezone and CSM with conditions.

### **§ 520-118. - Amendments to official zoning map (rezonings).**

F. Public hearing and recommendation. The plan commission shall hold a public hearing on all proposed amendments to the official zoning map. Following the public hearing, and after consideration of comments provided therein, the plan commission shall review the proposed amendment to the official zoning map and shall within 45 days of the public hearing make a recommendation to the village board that the application be granted as requested, modified, or denied. If the commission fails to make a recommendation within this time frame, the proposed amendment shall be forwarded to the village board without recommendation. Such deadline may be extended by written or electronic agreement from the applicant.

**ATTACHMENTS:** Zoning Change Request, CSM Application and Staff Report