

BOARD OF ADJUSTMENT STAFF REPORT
SP-06-12

Robert Sand & Troy Rose
Public Hearing Scheduled for: 03/29/12

1. Request

A request for a special exception permit to authorize the location and operation of a contractors storage yard with warehousing, outside storage, and the sale and rental of mobile homes, recreational vehicles, boats and autos.

2. History

Location/Zoning	Permits Issued	Previous Appeals	Citations
Property is located in the Commercial zoning district, on real estate described as: S1051 State Road 58, lots 1 & 2 of CSM 5510 part of the SE ¼, NW ¼, section 15, T13N, R3E, Town of La Valle.	Two permits have been found. In 2005 a sanitary permit was issued for a holding tank for an existing office and for a storage shed in 2008.	None found	None found

3. Finding of Fact:

When reviewing a special exception proposal the Board of Adjustment reviews the proposed site to show that the approval shall be consistent with the general purpose and intent of the ordinance and to show the desirability of the proposed location for the specific proposed use from the standpoint of the public interest because of such factors as (without limitation because of enumeration) smoke, dust, noxious or toxic gases or odors, noise, vibration, operation of heavy machinery, heavy vehicular traffic and increased traffic on public streets.

Section 7.09(2)(b)10, 13, 15 & 16 of the Sauk County Zoning Ordinance provides that a special exception permit is required for mobile home, recreational vehicle, boat and auto sales and rentals, lumber yards and other building material businesses involving outdoor storage, warehousing and building contractor storage yards.

Surrounding Properties		Floodplain/Wetland	Other:
North & East	Agricultural and few residential properties.	Floodplain map, panel 5511C0180E effective date 12-15-09. This proposed site appears to be located outside the floodplain. There are no mapped wetlands indicated in this area.	
West	Agricultural and forested properties.		
South	A residential subdivision and agricultural properties.		

4. Plan Commission/Town Recommendation

The Town of La Valle approved this request October 10, 2011 and the applicants have rezoned the entire property to the commercial district this month.

5. Planning and Zoning Recommendation

Planning and zoning recommends that the following conditions be considered by the Board should the Board grant the special exception permit.

A. All work on and use of the premises shall proceed with the plans and supplemental evidence presented at the hearing. It is the responsibility of the applicant to secure all required Town, State, Federal and County permits prior to commencing operation or any construction. The County will require a "Change of Use" permit.

B. No work shall be commenced prior to receiving the Board of Adjustment decision letter.

C. The permit shall be nontransferable.

D. Sauk County Conservation, Planning and Zoning shall be granted permission to view the site to ensure compliance with these conditions and other relevant provisions of Sauk County Ordinances. The power to ensure compliance with these conditions is given to Sauk County Conservation, Planning and Zoning. If the department finds that any of these conditions have been violated, they are hereby authorized to take corrective action, either through suspension of the permit, citations or by any means of enforcement that is within their power.

E. Failure by the Applicant to follow all of the conditions set forth by the Sauk County Board of Adjustment is grounds for suspension or revocation of the special exception permit and possible enforcement action. In order to have the special exception permit reinstated after suspension, the applicant must comply with all conditions established by the Board of Adjustment, as determined by the Sauk County Conservation, Planning & Zoning Director, or appear in front of the Board of Adjustment. In order to have the special exception permit reinstated after revocation the applicant must appear in front of the Board of Adjustment for a new hearing and comply with all requirements as outlined in this letter.

Report submitted by David D. Lorenz