

General Engineering Company  
P.O. Box 340  
916 Silver Lake Drive  
Portage, WI 53901



608-742-2169 (Office)  
608-742-2592 (Fax)  
[gec@generalengineering.net](mailto:gec@generalengineering.net)  
[www.generalengineering.net](http://www.generalengineering.net)

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**ZONING ADMINISTRATOR REVIEW REPORT**

**TO:** Town of Bristol Plan Commission, Town Board, Town Clerk/Treasurer  
**FROM:** Kory D. Anderson, P.E., Town of Bristol Zoning Administrator  
**DATE:** (for) August 17, 2020 Plan Commission Meeting  
**SUBJECT:** Zoning Change Review for James & Vickie Miller  
Tax Parcels 0911-024-9400-9 & 0911-024-9712-2  
**GEC NO.:** 2-0120-41E

**Background Information**

Owner / Applicant: James & Vickie Miller  
7580 CTH VV  
Sun Prairie, WI 53590

Agent/Surveyor: N/A

Location: 1918 CTH V  
In part of the Southwest ¼ of the Southeast ¼ of  
Section 2, all in T9N, R11E, Town of Bristol, Dane County, WI.

Request: Zoning Change Approval

Existing Zoning:	Tax Parcels 0911-293-9350-5	A-1 (Legacy)
	& 0911-024-9712-2	B-1 (Legacy)
		Total 0.71 Acres

Existing Land Use: The southern half of the Subject property (which is made up of 2 parcels) currently contains one large two story structure that currently has three (3) apartments in it. There is gravel parking to the front and in the rear of the building and a gravel driveway along the east side of the building. Otherwise, the rest of the northern half of the property is open areas with some trees. There are no steep slopes, streams, wetlands or floodplains on the property. The property has split zoning as noted above.

Adjacent Land Uses: North: Agricultural Fields  
West: Agricultural Buildings  
East: Residential  
South: Agricultural, Commercial, & Residential

**Proposal**

Zoning Change:	Tax Parcels 0911-293-9350-5	MFR
	& 0911-024-9712-2	
		Total 0.71 Acres

Applicant submitted information for a zoning change of Tax Parcels 0911-024-9400-9 & 0911-024-9712-2 from the split zoning A-1 Agriculture District (Legacy) and B-1 Business District (Legacy) to MFR Single Family Residential District. The intention of this zoning change is that the owner is selling the property

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and they would like to have the property properly zoned prior to closing. Apparently there used to be a business located on the property up until 30 years ago.

**Submittals/Attachments**

1. Zoning Change Application, received July 30, 2020.
2. Jurisdictional Review Form, did not receive.
3. Conditional Use Permit Application, did not receive.

GEC reviewed the attachments and the information submitted by the applicant/agent and has the following comments outlined below:

**Comprehensive Plan**

The planned future land use for this parcel is Agriculture Preservation with no other overlay districts. I'll always defer to the Town on the history of a property meeting the density requirements and the Agricultural and Rural Lands Preservation Area policy in the Town's Comp Plan.

**Town Ordinances/Zoning Ordinance**

**1. Conditional Use Permit**

The MFR Multi-Family Residential zoning district allows 3 or more unit structures but only as a conditional use permit. (Note: 2 units are allowed in MFR zoning as a permitted use.)

**2. General**

There is no planned construction. There don't appear to be any issues for this property with wetlands, floodplains, shoreland, steep slopes, etc.

**Recommendation**

GEC recommends that the Plan Commission conditionally approve the proposed Zoning Change of Tax Parcels 0911-024-9400-9 & 0911-024-9712-2 from the split zoning A-1 Agriculture District (Legacy) and B-1 Business District (Legacy) to MFR Single Family Residential District, contingent on the following:

1. Town Board discuss any concerns with above comments.
2. Any comments or conditions from the Town's Attorney shall be addressed.
3. After a public hearing is held, the Town Board approve a Conditional Use Permit for the "Multiple family dwelling, 3 or more units" with the conditions set forth by the Town's zoning ordinance and any other conditions that may arise.