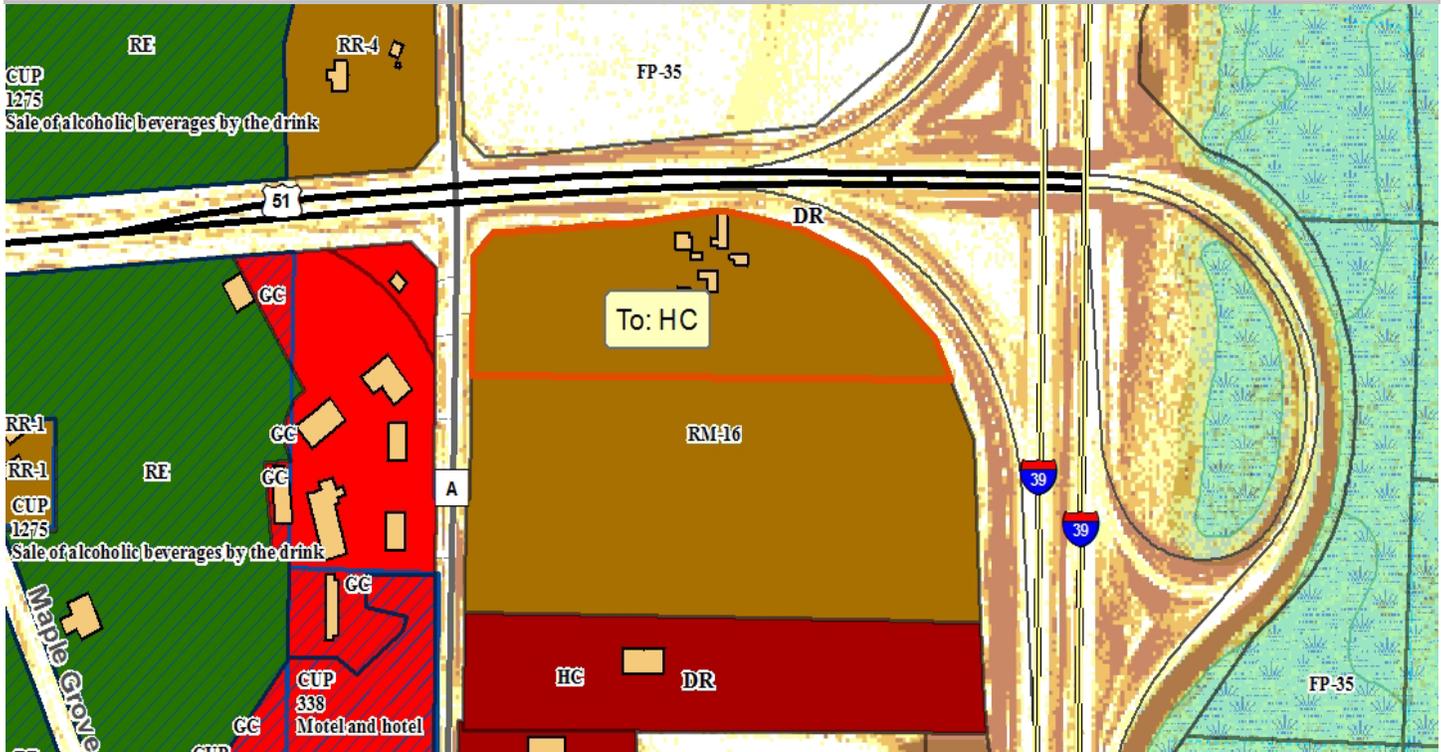


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 10, 2022		Petition 11820
	<i>Zoning Amendment Requested:</i> RM-16 Rural Mixed-Use District TO HC Heavy Commercial District		<i>Town/Section:</i> ALBION, Section 9
	<i>Size:</i> 10.8 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> JAMESON RENTALS LLC
	<i>Reason for the request:</i> Allow for Commercial Trailer Sales		<i>Address:</i> SOUTHEAST CORNER OF US HWY 51 AND COUNTY HWY A



DESCRIPTION: Applicant requests approval of HC (Heavy Commercial) zoning on 10.8 acres of an existing, vacant 30 acre RM-16 (Rural Mixed Use) zoned parcel. The proposed new 10.8 acre parcel would become the new site of “[51 Trailer Sales](#)”, an existing trailer sales and service business currently located approximately 2.5 miles to the east at 524 US Highway 51. The business would operate 8:00 am – 5:00 pm Monday to Friday, and 8:00 am – 1:00 pm on Saturday. The business intends to have 4-8 employees and anticipates up to 10 customers on a busy day and up to 20 customers during spring time rush. The business would include outdoor parking, display, and sales of the trailers on-site.

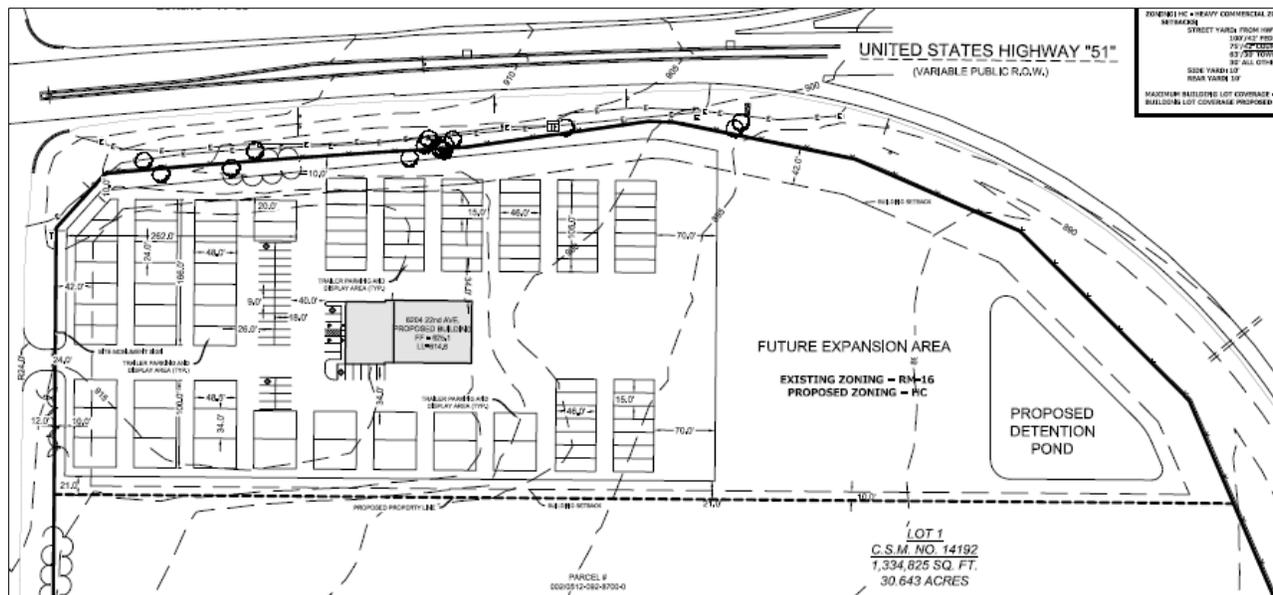
OBSERVATIONS: Existing land use of the property is agriculture / open space. Surrounding land uses include commercial to the south (Fairway Auto Auction), and commercial / recreational to the west across CTH A (Coachman’s Golf Resort), and agriculture / open space to the north and east. The property is bounded by Interstate 39/90 on the east, and US 51 on the north.

TOWN PLAN: The property is designated for future commercial development in the town’s comprehensive plan.

RESOURCE PROTECTION: No resource protection areas located on the property.

DANE COUNTY HIGHWAYS: CTH A is a non-controlled access highway. No new access will be permitted to County Highway A. Access permit required from County Highway Department for change of use, along with improvements and relocation to accommodate anticipated traffic use. Not enough information provided to estimate traffic projections.

STAFF: As noted above, the property is located in an area planned for commercial development. The site is visible and accessible from Interstate 39/90, and US Highway 51. Access to the property would be from County Highway A. Dane County Highways staff indicate that an access permit for the change of use will be required, as well as improvements and possible relocation to accommodate anticipated traffic.



Site plan excerpt

Town plan policies support commercial development in this area, but require developments to meet certain design standards as specified in the town’s [commercial design review ordinance](#). In addition to design considerations, town policies indicate that deed restrictions will be used to limit the range and intensity of commercial uses in permissive zoning districts like Heavy Commercial to ensure compatibility with surrounding land uses and the rural character of the town.

Given the high visibility from major transportation corridors, lighting and signage are significant design considerations. The applicant has submitted a lighting plan and indicated that lighting will be designed to minimize light pollution to adjacent properties and roadways. A monument sign along CTH A is proposed, along with another sign on the eastern side of the property along Interstate 39/90.

Pending any concerns raised at the public hearing, staff recommends approval of the petition subject to the following conditions.

1. Owner shall record a deed restriction on the HC-zoned property that states the following:
 - a. Commercial uses of the property are limited exclusively to the following:
 - Indoor sales
 - Indoor storage and repair
 - Office uses
 - Outdoor sales, display or repair
 - Utility services
 - Trailer repair or maintenance service
 - b. The installation of off-premises (billboard) signs is prohibited.
 - c. Development of the site shall conform to the submitted site plan, operations plan, and lighting plan. Lighting shall be limited to a maximum Kelvin temperature of 3500K.
 - d. Development of the site shall comply with any town of Albion requirements under the town’s commercial design review ordinance, as determined by the town. If there are conflicts between the submitted site plan and requirements of the town ordinance, the requirements of the town ordinance shall control.

2. Owner shall obtain required access permit(s) from the Dane County Highway Department prior to development of the property.
3. Owner shall obtain erosion control and stormwater management permits from Dane County Land & Water Resources Department prior to development of the property.
4. A 2-lot Certified Survey Map shall be prepared and recorded to effectuate the land division of the property and creation of a 10.8 acre HC zoned parcel and remnant ~19.8 RM-16 zoned parcel.

Any questions about this petition or staff report, please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com

TOWN: Approved with the staff recommended conditions listed above.