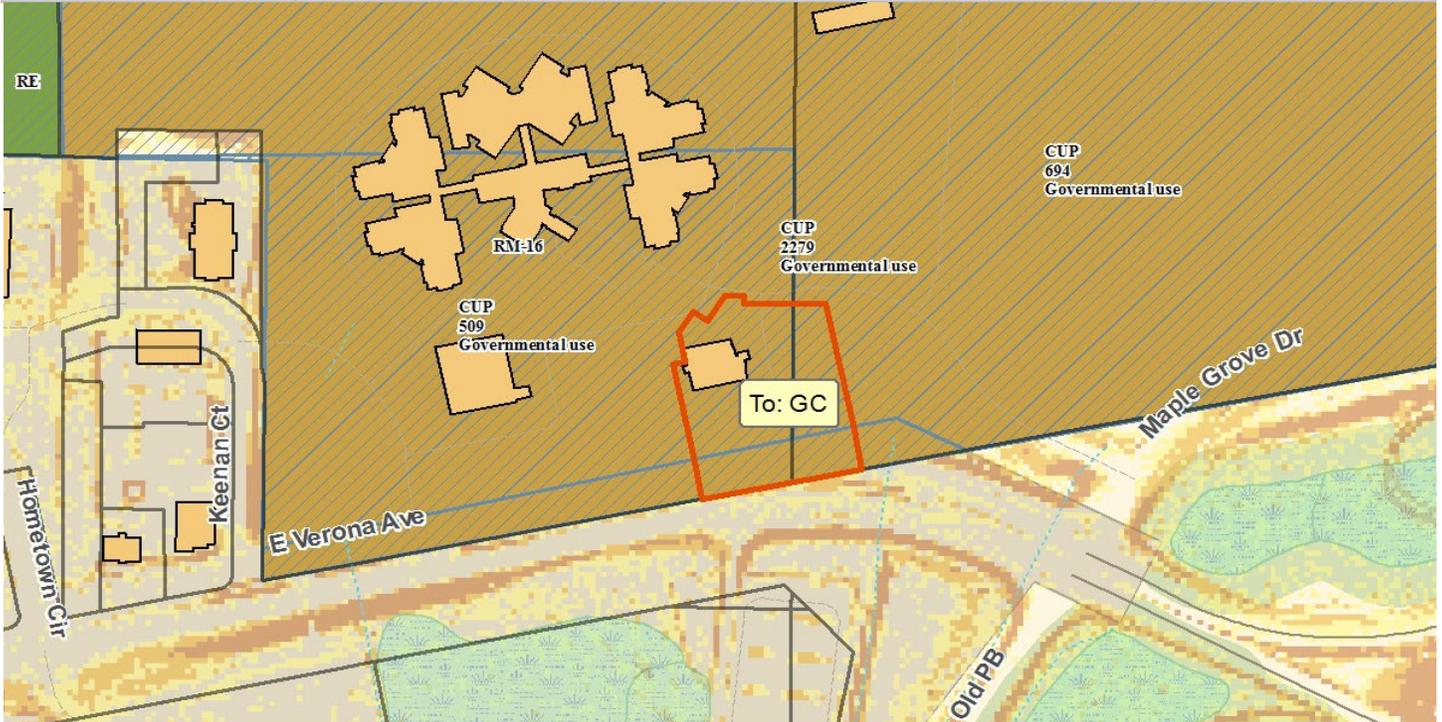


Staff Report  Zoning and Land Regulation Committee	Public Hearing: June 28, 2022	Petition 11842	
	<u>Zoning Amendment Requested:</u> RM-16 Rural Mixed-Use District TO GC General Commercial District		
	<u>Size:</u> 1.7 Acres	<u>Survey Required:</u> No	<u>Town/Section:</u> VERONA, Section 14
	<u>Reason for the request:</u> Update zoning to accommodate existing land use (Badger Prairie Needs Network)		<u>Applicant:</u> DANE COUNTY
		<u>Address:</u> 1200 E. VERONA AVENUE	



DESCRIPTION: The Dane County Badger Prairie Health Care Center wishes to rezone 1.7 acres from the RM-16 (Rural Mixed-Use) zoning district to the GC (General Commercial) zoning district to better accommodate their existing nonprofit tenant, Badger Prairie Needs Network, and the existing office land use. The rezone will also allow for an electronic pylon sign on the premises.

OBSERVATIONS: The Badger Prairie Needs Network offices are currently accommodated under an existing Conditional Use Permit (CUP 2279) for “governmental, institutional, religious, or nonprofit community uses” in the RM-16 zoning district. Subchapter II of the Dane County Zoning Ordinance prohibits “on-premise pylon signs” in the RM-16 district, but does allow them in the GC zoning district. The GC zoning district allows “governmental, institutional, religious, or nonprofit community uses” as a permitted, rather than conditional, use.

TOWN PLAN: The proposed GC parcel is within an “Institutional” planning area under the *Town of Verona / Dane County Comprehensive Plan.* GC zoning is listed as an appropriate zoning district for the Institutional planning area.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the site.

STAFF: Recommend approval with town conditions.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: The Town of Verona Board recommends approval with a deed restriction limiting the GC-zoned area to Governmental, Institutional, Religious or Non Profit Community Uses.