
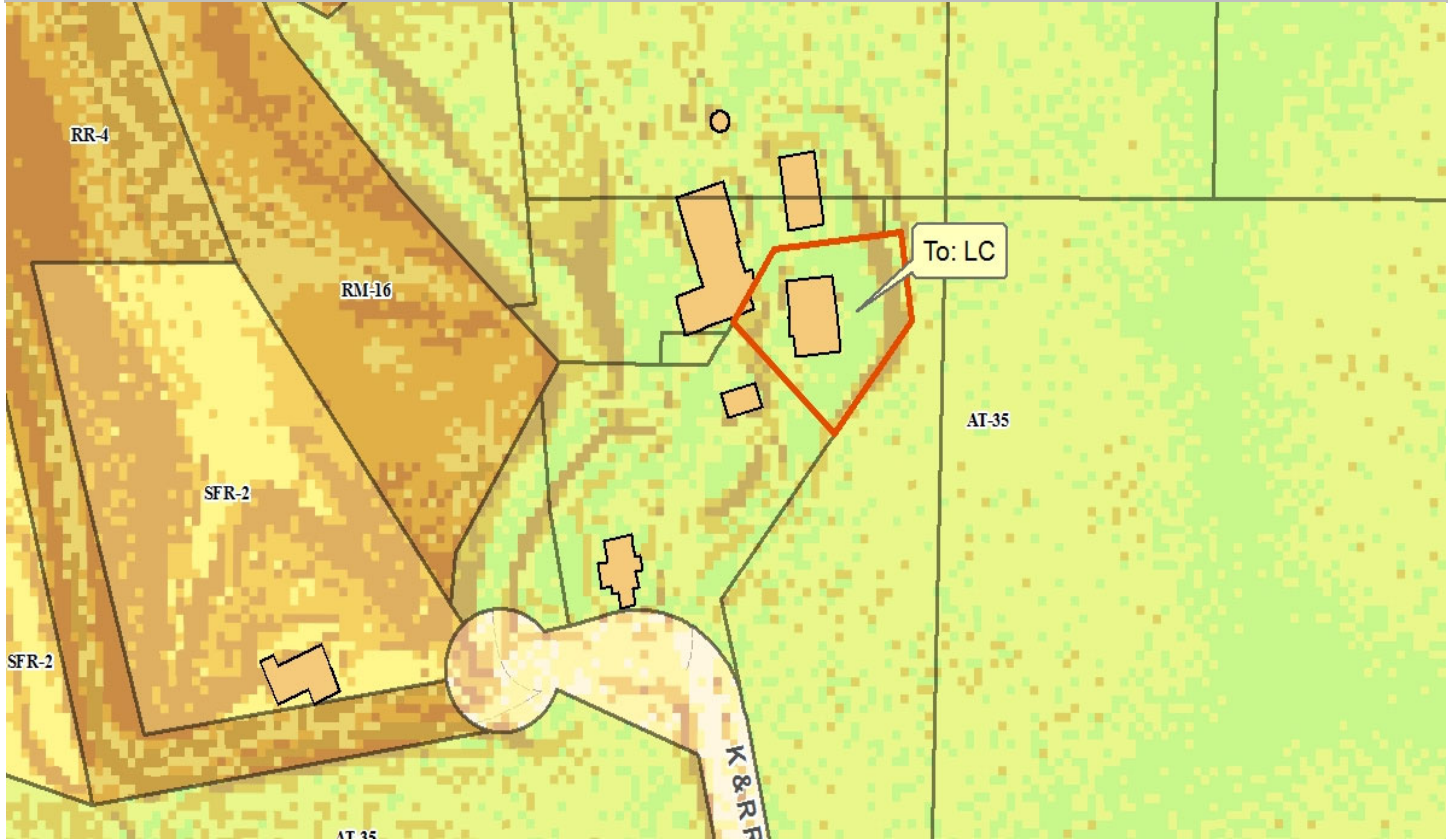


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	Public Hearing: <b>October 25, 2022</b>		<b>Petition 11893</b>
	<u>Zoning Amendment Requested:</u> <b>AT-35 Agriculture Transition District TO LC Limited Commercial District</b>		<u>Town/Section:</u> <b>SPRINGDALE, Section 5</b>
	<u>Size:</u> <b>0.68 Acres</b>	<u>Survey Required:</u> <b>No</b>	<u>Applicant:</u> <b>MIKE LAUFENBERG</b>
	<u>Reason for the request:</u> <b>Zoning compliance for an existing contractor and building trade business that was destroyed</b>		<u>Address:</u> <b>3128 K&amp;R ROAD</b>



**DESCRIPTION:** Applicant Mike Laufenberg requests LC spot zoning on 0.68 acres of his property, in order to rebuild a barn that burned down. He would build a new 55'x80' (4,400 sq ft) metal shed and rent out space to two construction contracting businesses to store equipment, vehicles and supplies.

**OBSERVATIONS:** Contractor, landscaping or building trade operations are a permitted use in the LC district. In addition, the LC district is intended for operations that may have outdoor stockpiles of materials, storage and maintenance of large construction or transportation equipment, early morning activity, and large utilitarian buildings (up to 10,000 sq ft in size). Limited commercial uses have no retail sales, do not create high traffic volumes, and have limited outdoor lighting and signage.

The application narrative states the businesses on site would have 2 employees each, working indoors, with “minimal hours” specified as 6:00am – 6:00pm Monday to Friday and 6:00am – noon on Saturdays. The applicant indicates no materials will be stored outside, no new signage is proposed, and the barn will use the existing yard light.

LC requires incidental parking for employees, in accordance with s. 10.102(8) of the zoning code. Applicant proposes 6 stalls for short-term parking, which appears sufficient for the proposed use.

The petition mentions that a conditional use permit will also be requested because this was originally anticipated by the applicant. However department staff spoke with Town Plan Commission Chair Amy Jester and determined that no CUP is needed, and also that the Town is okay with a convenience toilet within the new shed building. The application notes the existing septic system and well are in good standing with the County. Public Health Madison & Dane County has confirmed no concerns and approved the sanitary reconnection.

**TOWN PLAN:** The *Town of Springdale/Dane County Comprehensive Plan* supports LC zoning where impacts to neighboring properties are minimized; minimal agricultural land is used; rural character is protected; and zoning parcels are sized only to accommodate the proposed use. (For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or [standing@countyofdane.com](mailto:standing@countyofdane.com))

**RESOURCE PROTECTION:** There are a couple of small resource protection areas mapped on site, which appear to be located on man-made slopes near the buildings. No impacts anticipated.

**TOWN ACTION:** On October 18<sup>th</sup>, the Town Board recommended approval of the petition with the following conditions:

1. Hours of operation M-F, 6 AM to 6 PM, Sat. 6 AM to noon
2. Employees: 2-3 per business
3. Parking: 6 stalls as depicted on site plan
4. Signage: none
5. No retail sales
6. Indoor storage of materials associated with contracting business only. No personal storage or rental storage facility allowed.
7. Lighting: to conform with town Dark Sky Ordinance
8. No living quarters allowed
9. Dane County Public Health well & septic building permit review since more than 25% of the square footage of the structure is involved (except for foundation)
10. Additional recommendation from Dane County Public Health identify the bays with numbers

**STAFF RECOMMENDATION:** Staff recommends approval of the petition with the following conditions:

1. Hours of operation shall be limited to: Monday-Friday 6 AM to 6 PM, Saturday 6 AM to noon
2. There shall be a maximum of 3 employees per business.
3. Six parking stalls shall be provided as depicted on the site plan.
4. No signage allowed.
5. No retail sales allowed.
6. Indoor storage of materials shall be associated with contracting business only. No personal storage or rental storage facility is allowed.
7. Lighting shall conform to the Town of Springdale's Dark Sky Ordinance.
8. The business spaces shall not be used as a dwelling or living space.
9. The on-site septic system shall be approved by Dane County Public Health. The system shall be maintained in compliance with applicable regulations.
10. An address shall be assigned to the building.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or [holloway.rachel@countyofdane.com](mailto:holloway.rachel@countyofdane.com)