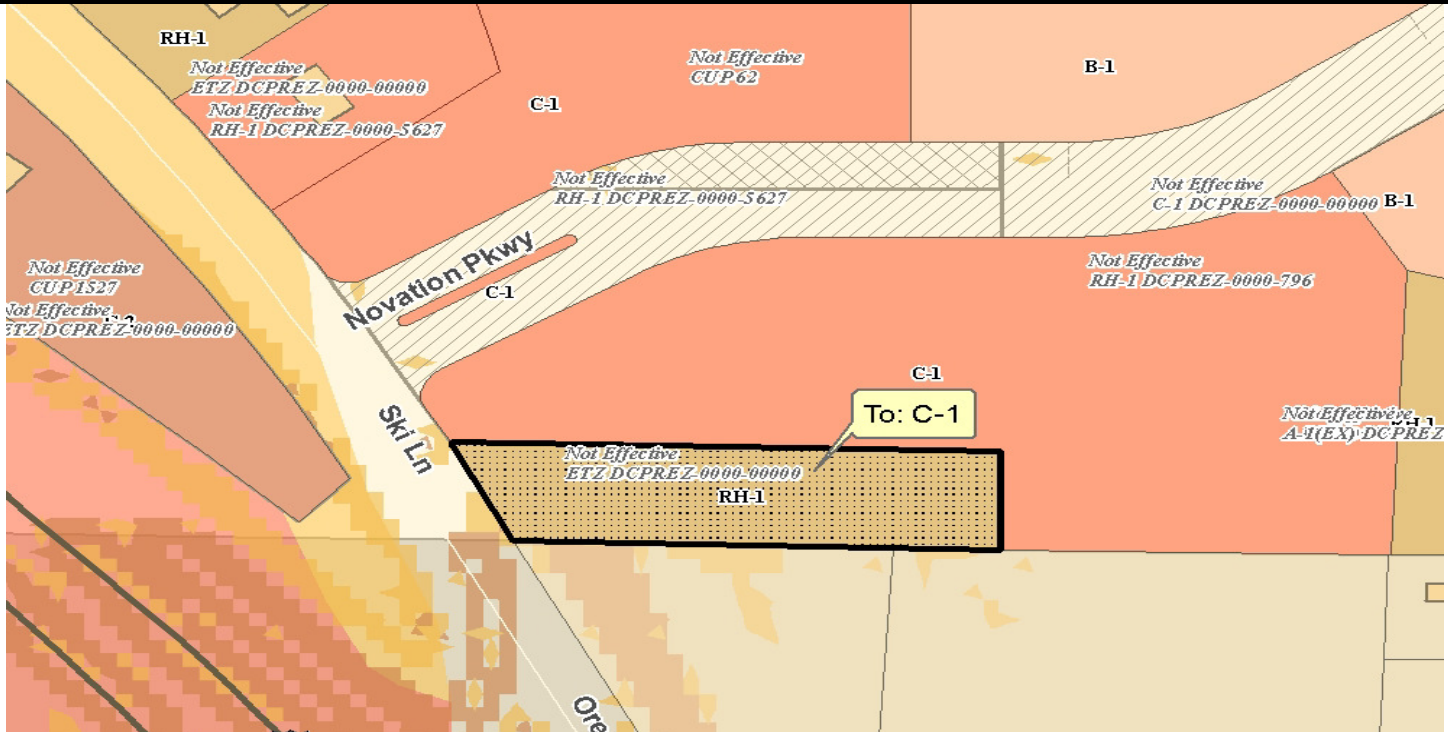




Staff Report

Zoning and Land Regulation Committee	Public Hearing: February 23, 2016	Petition: Rezone 10943
	Zoning Amendment: RH-1 Rural Homes District to C-1 Commercial District	Town/sect: Madison Section 35
	Acres: 0.5 Survey Req. No	Applicant Mid-Town Center LLC
	Reason: Rezone to allow land use consistency as part of Novation Campus Master Plan	Location: 2779 Ski Lane



DESCRIPTION: The petitioner would like to rezone the property in order for it to be developed in accordance with the Novation Campus Master Plan.

OBSERVATIONS: The south property line abuts City of Fitchburg. Sewer and water services are available as part of the Central Urban Service area. The residence was removed from property in 2010 when Novation Parkway was installed. There are no sensitive environmental features on the property.

TOWN PLAN: The Town of Madison does not have a comprehensive plan; however, the Town has approved the Novation Campus Master Plan in 2008 for this area. The plan designates this area to be used for a variety of commercial uses. The proposal is consistent with the Novation Campus Master Plan.

CITY OF FITCHBURG: The property is part of the City of Fitchburg Southdale Neighborhood Plan planning area. The plan designates this area for commercial/employment uses. See attached plan. The proposal is consistent with the Southdale Neighborhood Plan.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: The proposal is consistent with the approved plans for the area. Staff suggests deed restricting the property to prohibit off-premise advertising signs (billboards).

TOWN: Approved with no conditions.