



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 25, 2014**

Zoning Amendment:  
**R-3 Residence District to C-1  
Commercial District**

Acres: 0.138  
Survey Req. No

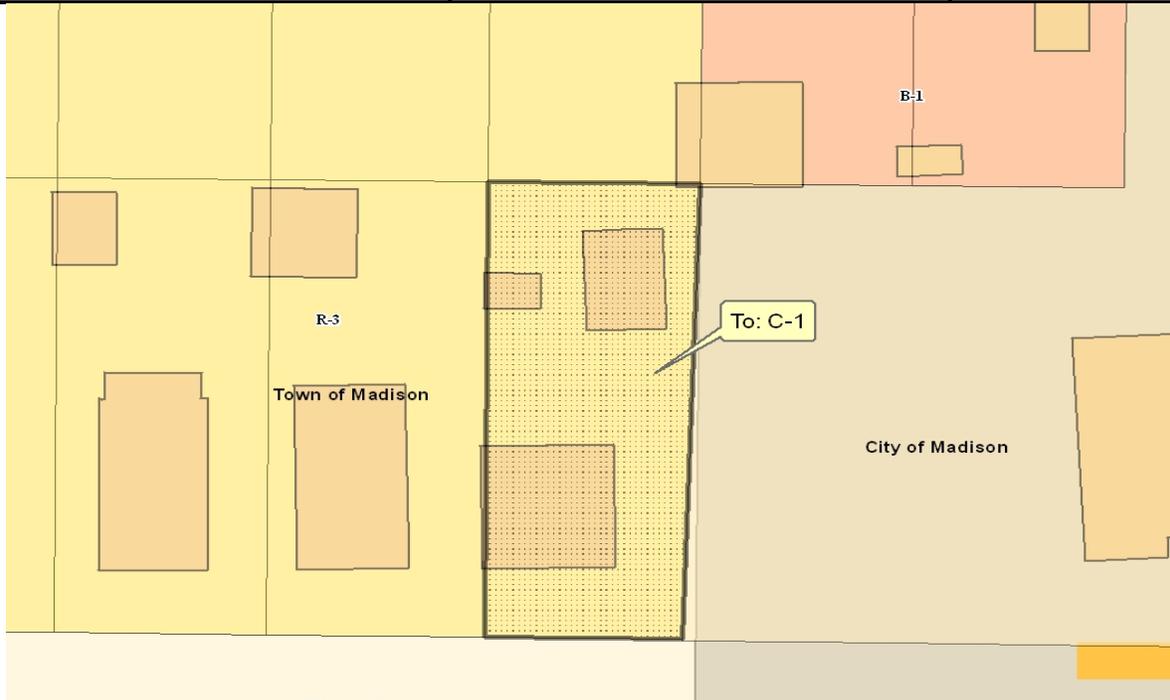
Reason:  
**Construct parking lot for adjacent  
business**

Petition: **Rezone 10775**

Town/sect:  
**Madison  
Section 35**

Applicant  
**Park Street Associates**

Location:  
**824 Dane Street**



**DESCRIPTION:** This rezone would allow the applicant to raze the existing single family residence on the property and expand the parking lot for the adjacent business.

**OBSERVATIONS:** This property is within an area to be annexed by the City of Madison by 2021, under an adopted intergovernmental agreement between the Town of Madison and the City of Madison.

**TOWN PLAN:** The City of Madison South Madison Plan identifies this area as part of a Low-Density Residential planning area. Expanded commercial development is inconsistent with the policies for this area.

**RESOURCE PROTECTION:** There are no Resource Protection Corridors on the site.

**STAFF:** Recommend postponement due to City of Madison objection (see attached letter of opposition from city planning staff). The letter indicates that the city opposes the proposed rezone and use due to inconsistency with the city's comprehensive plan and South Madison neighborhood plan, which recommends low density residential use for the property. The letter also expresses concerns with the potential commercial uses permitted under the C-1 zoning category.

If approved, Staff recommends the installation of a 6-foot solid fence to be installed along the north and west property lines in order to provide a buffer between the commercial and residential areas.

**TOWN:** Approved.

**11/25 ZLR:** Postponed to allow time for staff to work with the petitioner to develop a list of limited uses.

**Staff Update:** The petitioner has agreed to deed restrict the property to limit the land use to the off-site parking of vehicles only. If approved, staff suggests deed restricting the property to prohibit billboards signs. Also, staff recommends the installation of a 6-foot solid fence on the north and west property lines.