	Notice of Public Hearing	*Public Hearing*: **June 27, 2017**	*Petition*: **Petition 11151**
(County of Dane Wisconsin 1839 seal)		*Zoning Amendment*: **C-2 Commercial District TO C-2 Commercial District**	*Town/sect*: **CHRISTIANA, Section 2**
		Acres: 3 *Survey Req.* No	*Applicant* **COMPLETE PHYTOCHEMICAL SOLUTIONS LLC**
	Zoning and Land Regulation Committee	*Reason*: **CHANGING DEED RESTRICTIONS FROM PRIOR REZONE APPROVAL**	*Location*: **275 RODNEY ROAD**
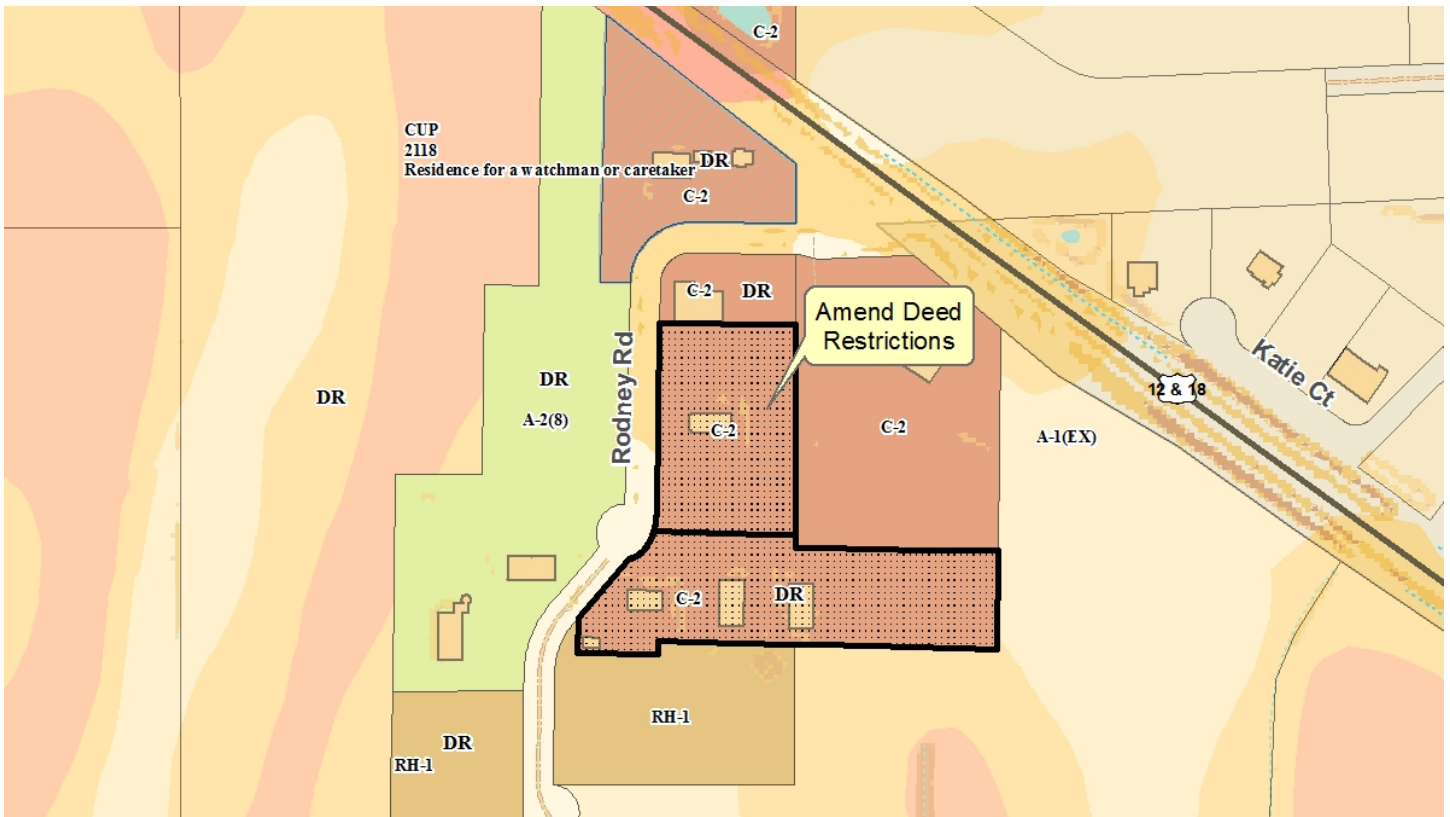
DESCRIPTION: Applicant, Complete Phytochemical Solutions LLC, requests amendment of existing deed restrictions on the C-2 zoned property to allow operation of an experimental laboratory for natural products and related consulting business. Complete Phytochemical Solutions provides, "…*intellectual and technical expertise in phytochemistry that enables our clients to develop, manufacture and market high quality and efficacious botanical and food products for human and animal nutrition.*"

OBSERVATIONS: No sensitive environmental features located on the property. Surrounding uses include commercial operations, including a car lot and contractor businesses. No new structural development proposed at this time.

TOWN PLAN: The property is located in the town's agricultural preservation area, within the 1.5 mile "commercial corridor" along Highway 12/18 as described in the plan text.

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

STAFF: The proposal appears consistent with town plan policies which allow for commercial uses within the town's commercial corridor area along US 12/18. Staff recommends that the property be deed restricted as follows: limit land uses exclusively to experimental laboratories for natural products, not to exceed 5,000 square feet of floor area and consulting service business; prohibit outdoor storage of materials; prohibit division of the property; prohibit the installation of off-premises advertising (billboard) signs.

TOWN: Approved with conditions - revised deed restrictions limiting uses of the property (see attached action report).