



# Staff Report

Public Hearing: **January 24, 2017**

Petition: **Rezone 11082**

Zoning Amendment:  
**C-2 Commercial District to C-2 Commercial District**

Town/sect:  
**Verona Section 12**

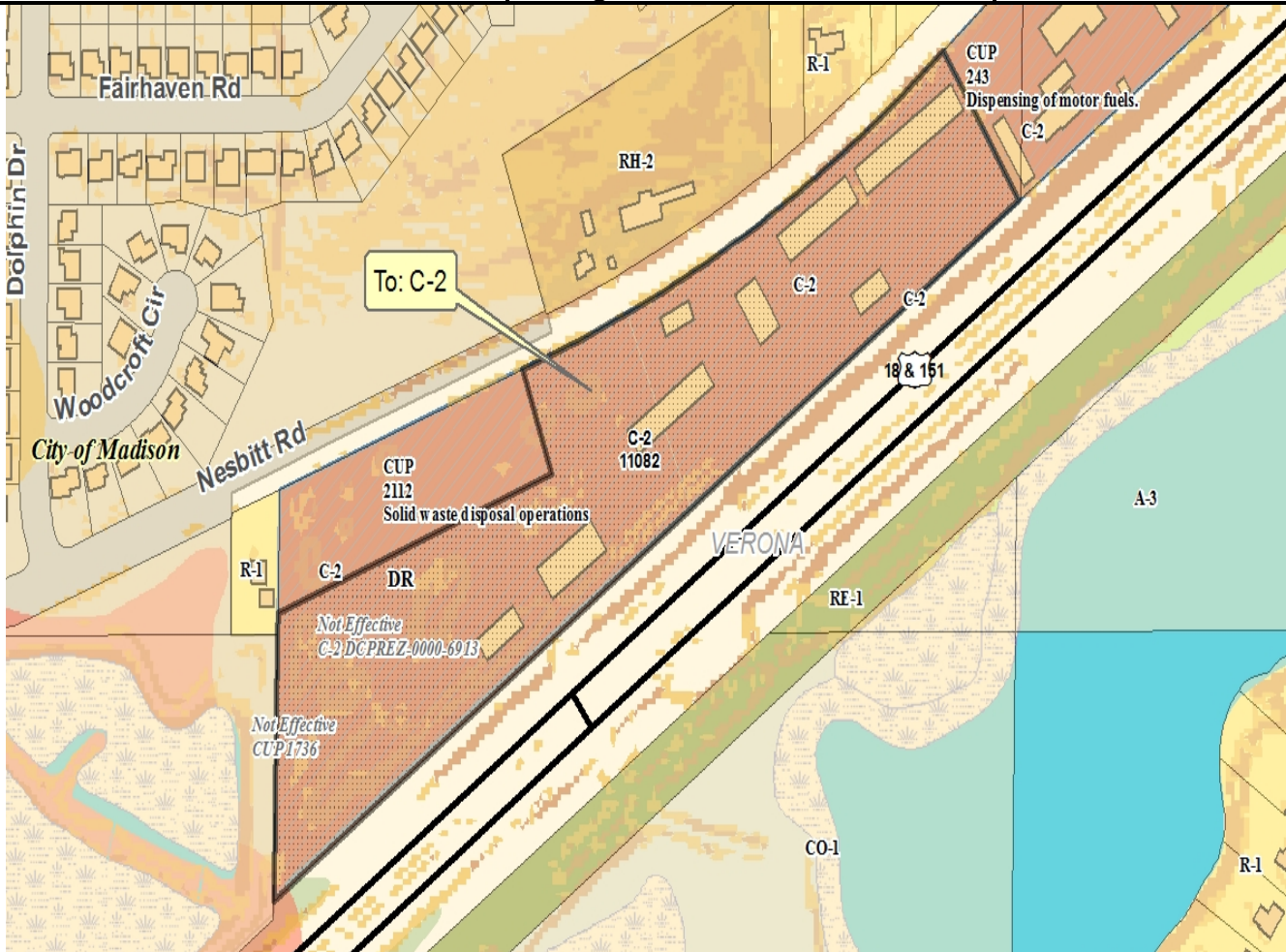
Acres: 14  
Survey Req. No

Applicant  
**Barlie Fam 4 LLC**

Reason:  
**Expand land uses to include storage/sales/repair of vehicles and machinery and bulk fuel storage/sales**

Location:  
**6433 Nesbitt Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Barnes Inc. landscaping and snow removal business is requesting amendment of existing commercial use restrictions on their ~14 acre C-2 zoned property along Nesbitt Road and US 18/151. In addition to the existing landscaping, snow removal, and composting, Barnes proposes to expand the allowable uses to include the following:

- Repairs, storage, sales, rental, or leasing of new and used contractor's machinery and equipment
- Major repairs to motor vehicles;

**OBSERVATIONS:** No sensitive environmental features on site. A city of Madison storm water facility is located on the adjoining ~18 acre property to the west.

**TOWN PLAN:** The property is located in the town's commercial planning area.

**RESOURCE PROTECTION:** No resource protection corridors located on the property. Areas of resource protection corridor associated with ponds and wetlands are located on property on the opposite side of USH 18/151.

Continued on page 2, below.

**Petition 11082 Staff Report, page 2**

**STAFF:** The requested expansion of allowable commercial uses appear to be a logical extension of the Barnes business operation, and the proposal appears reasonably consistent with town plan policies.

Staff recommends that approval be conditioned on recording of an amendment to the existing deed restrictions to limit commercial uses of the property exclusively to the following:

1. Operation of a landscaping, snow removal, and composting/solid waste disposal business;
2. Repairs, storage, sales, rental, or leasing of new and used contractor's machinery and equipment;
3. Major repairs to motor vehicles;

Staff also recommends an additional restriction be included prohibiting off-premises advertising signs:

4. Off-premises advertising (billboard) signage is prohibited.

CUP #2112, allowing the operation of the solid waste disposal operation, including all conditions of approval, remains in force and effect.

**TOWN:** Approved with limited land uses.