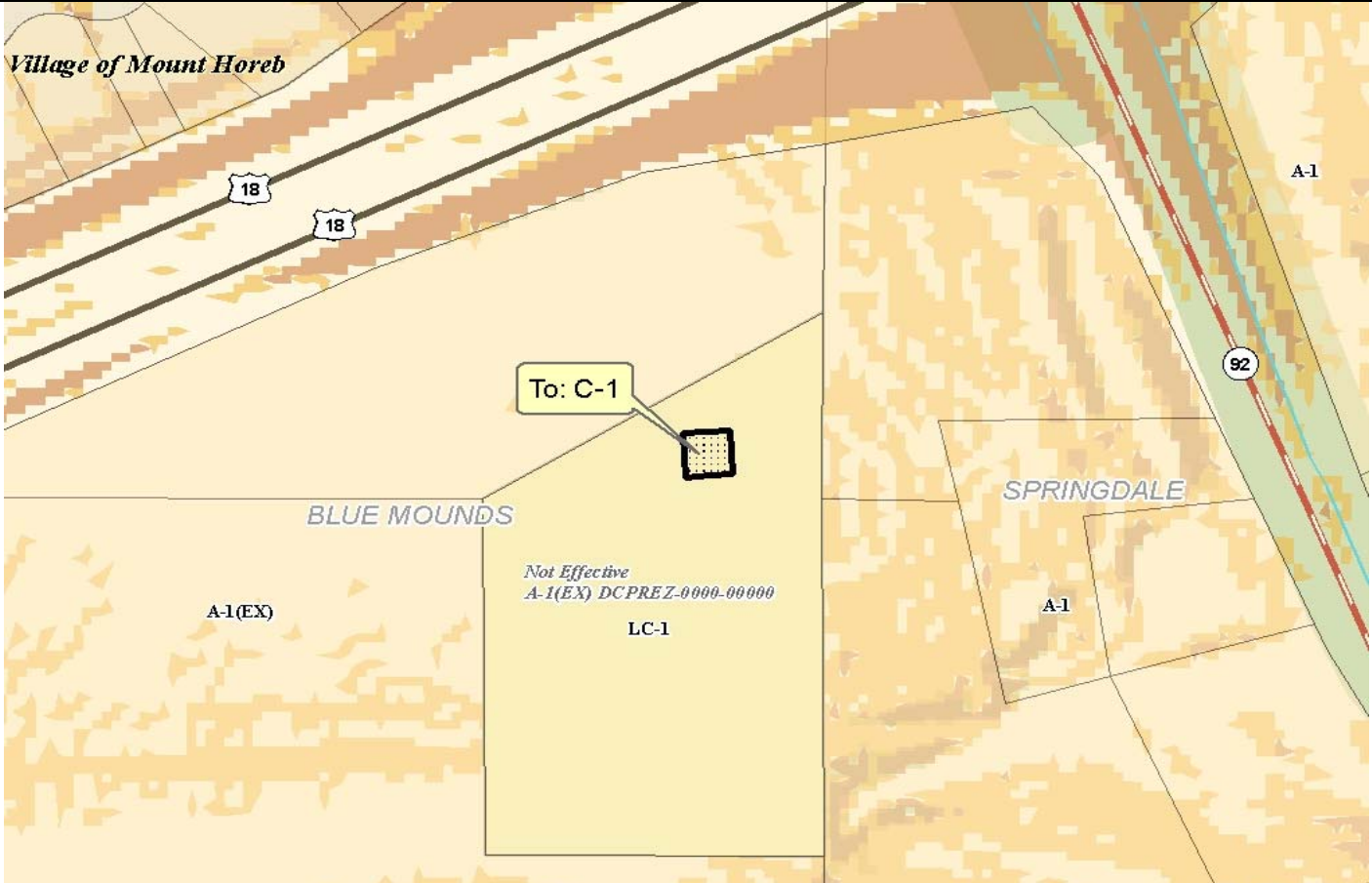




# Staff Report

Zoning and Land Regulation Committee	Public Hearing: <b>May 10, 2016</b>	Petition: <b>Rezone 10965</b>
	Zoning Amendment: <b>LC-1 Limited Commercial District to C-1 Commercial District</b>	Town/sect: <b>Blue Mounds Section 13</b>
	Acres: 0.06 Survey Req. No	Applicant <b>Z &amp; L Properties LLC</b>
	Reason: <b>Allow a billboard to be painted on an existing silo</b>	Location: <b>2581 State Highway 92</b>



**DESCRIPTION:** The applicant would like to paint an off-premise advertising sign on an existing silo on the property. A 100 square foot area is requested to be rezoned to C-1 Commercial in order to permit the sign. Off-premise advertising signs (billboards) are only permitted in the C-1, C-2, and M-1 Zoning Districts.

**OBSERVATIONS:** The property is currently zoned LC-1 and located on the eastern edge of the Town of Blue Mounds.. Access is gained through lands in the Town of Springdale to Highway 92. There is a 6800 square foot building on the property being used by a building contractor to store construction equipment. There is also a silo on the property which is 60 feet tall.. The land is highly visible from 18/151. Approximately 50% of the property consists of Class II soils. No other sensitive environmental features observed.

**TOWN PLAN:** The property is in the town's agricultural preservation area. Signage is not specifically addressed in the town plan, but adaptive re-use of agricultural buildings / structures is generally supported. The proposal appears reasonably consistent with town plan policies.

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

**STAFF:** Staff has provided the limitation of off-premise advertising signs to the applicant. If approved, staff suggests that the property be deed restricted to prohibit the construction of any new structures for the purposes of additional off-premise advertising signs.

**TOWN:** Approved with no conditions.