



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 23, 2016**

Zoning Amendment:
**A-2 Agriculture District to C-2
Commercial District and C-2
Commercial District to A-2(2)
Agriculture District**

Acres: .69, .69
Survey Req. Yes

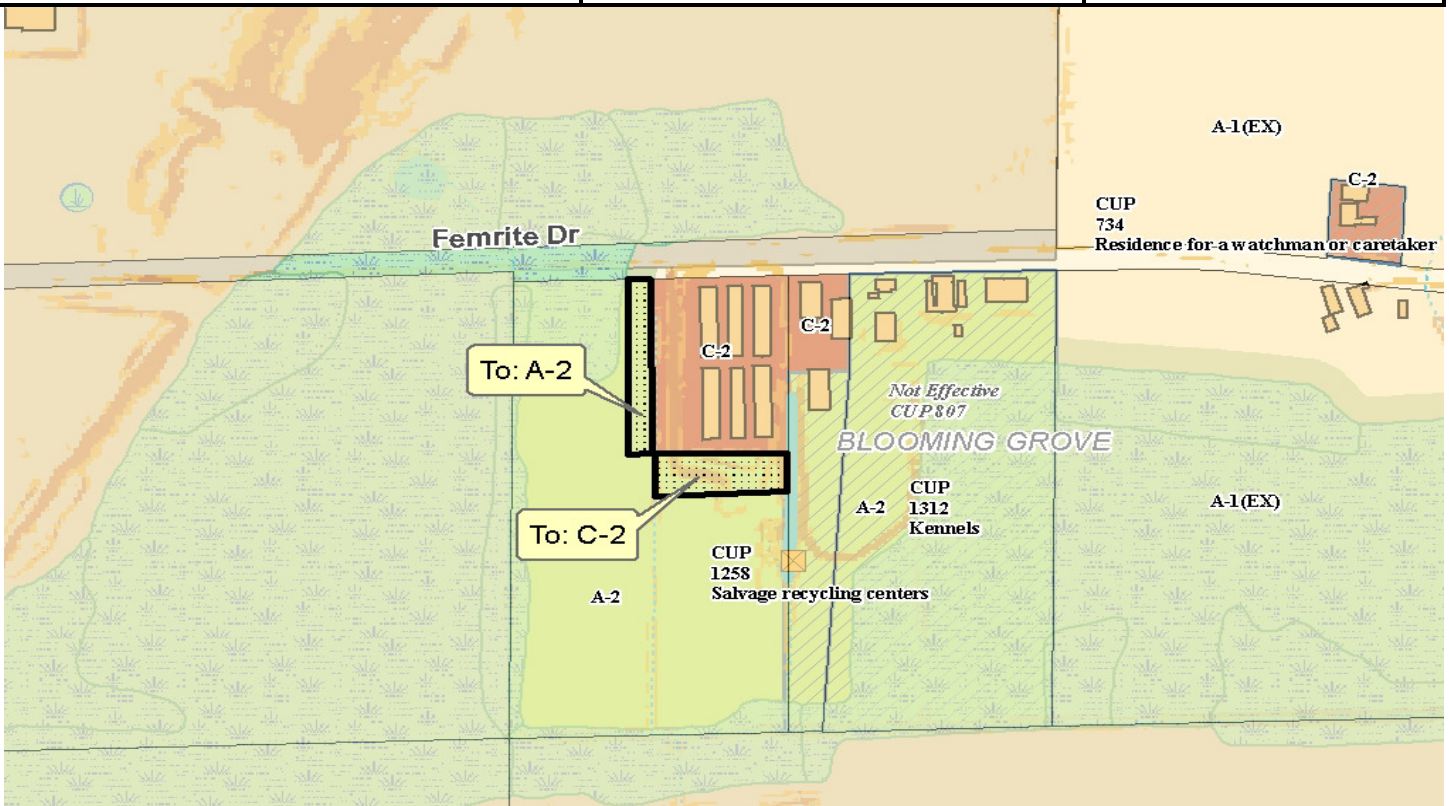
Reason:
**Reconfigure commercial area to
allow mini-warehouse addition**

Petition: **Rezone 11019**

Town/sect:
**Blooming Grove
Section 24**

Applicant
**Suter's Southeast
Storage LLC**

Location:
3345 Femrite Drive



DESCRIPTION: The petitioner would like to reconfigure the commercial zoning boundaries in order to add additional mini-warehouses to the property.

OBSERVATIONS: The area was rezoned for commercial purposes in 1995. The land is deed restricted exclusively to mini-warehouses. The mini-warehouse facility has been established on the property. The property is located just north of the Dane County Landfill. An 80-acre legal non-conforming mineral extraction site is located on the opposite side of Femrite Drive. A motorcycle salvage yard is located east of the property. The property is surrounded by wetlands and the area has a high water table (1-3 feet below surface).

TOWN PLAN: The Town Plan designates the area as Agricultural Preservation and Environmental Conservation. The plan allows for the continuation of existing businesses. There will be no change to the existing land use.

RESOURCE PROTECTION: The wetlands surrounding the property are part of the resource protection area. The wetlands have been delineated and the proposed development is outside the wetland area.

STAFF: The 1995 approval required landscaping to be installed as part of the development. See plan. No landscaping has been installed on the property. Staff suggests that landscaping be required as a condition of approval prior to the installation of any new buildings.

TOWN: Approved with no conditions.