



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 24, 2014**

Zoning Amendment:
**A-2(1) Agriculture District to C-2
Commercial District**

Acres: 2.3
Survey Req. No

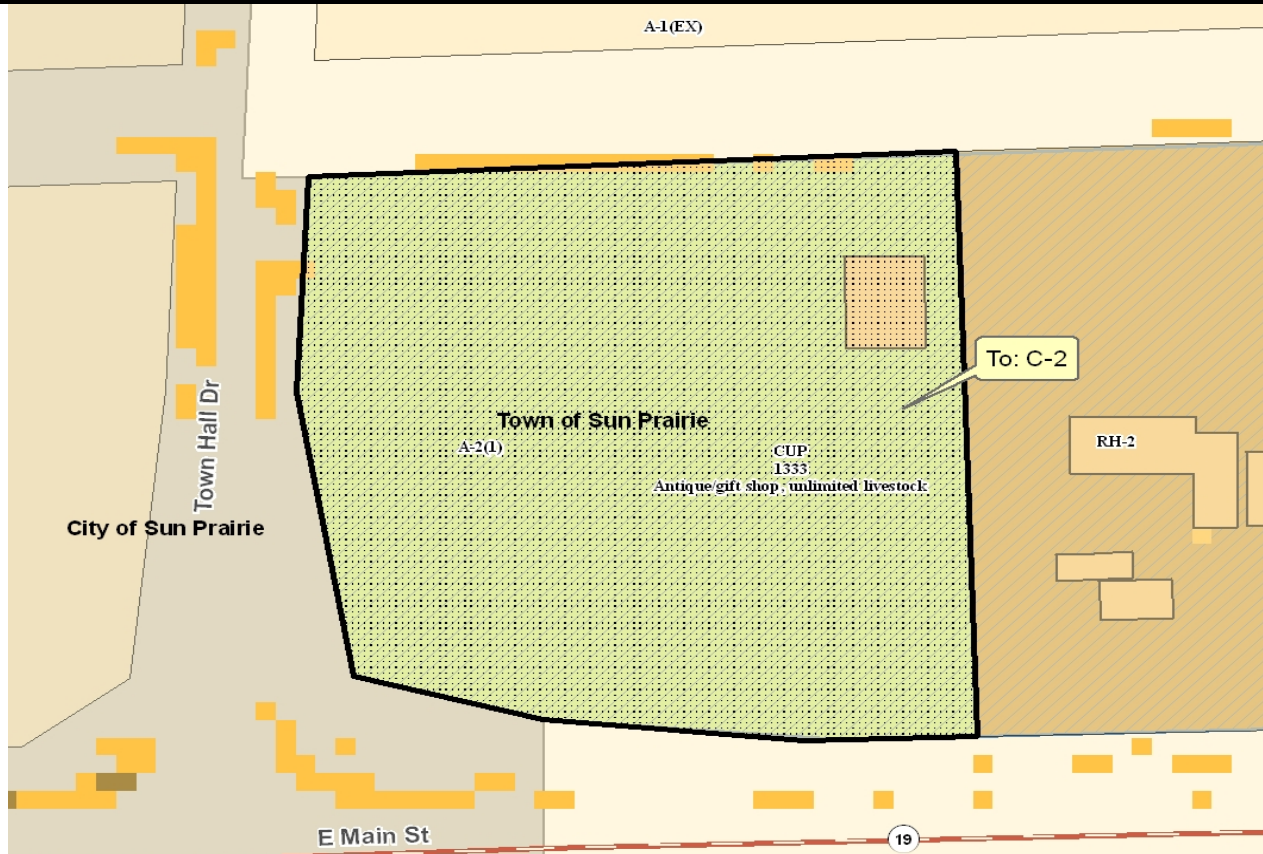
Reason:
Allow mini warehouses

Petition: **Rezone 10703**

Town/sect:
**Sun Prairie
Section 03**

Applicant
James J Skalitzky

Location:
**Northeast corner of
State Highway 19 and
Town Hall Road**



DESCRIPTION: The applicant is requesting C-2 zoning to allow for construction of mini-warehouses.

OBSERVATIONS: The property is bounded by Town Hall Road, Hwy 19 and a railroad corridor. The surrounding land uses are mostly single family residential and agricultural uses. The subject property is within an urban service area (USA) and within the City of Sun Prairie's Extra Territorial Jurisdiction (ETJ).

TOWN PLAN: The subject property is in the "Buildable Lots (Available for Development)" portion of the *Residential and Rural Home* future land use district of the town of Sun Prairie Comprehensive Plan, and is intended for residential use. The *Rural Transition Area* district, some of which is located just west of this property on the other side of Town Hall Drive, allows potential rezoning to residential, business or commercial development. The City of Sun Prairie shows the property in the low-density residential district in the Future Land Use plan map of the City's Comprehensive Plan. City staff intends to provide comment on this zoning petition.

STAFF: As a commercial rezone proposal, more information is required. For instance, it is difficult to assess whether commercial parking standards, screening or outdoor lighting requirements would be met. On May 8th, zoning staff requested a development plan. The concept plan provided by the applicant, dated 4/28/2014 does not contain enough detail to be considered the development plan. Access and storm water management are both concerns related to development of this property for commercial use. Staff recommends postponement to allow time for city staff to review and comment on the proposal.

TOWN: Pending. The town of Sun Prairie public hearing will take place on Monday June 16th.

UPDATE: The Town of Sun Prairie denied the zoning petition. The Town considers this particular intersection, Hwy 19 and Town Hall Drive, to be dangerous given the amount of accidents and fatalities that have occurred in this location. They felt that amount of traffic that would be generated from the proposed land use would only increase the hazard. Although the property is suitable for development, the Town would prefer development that generates less traffic.