
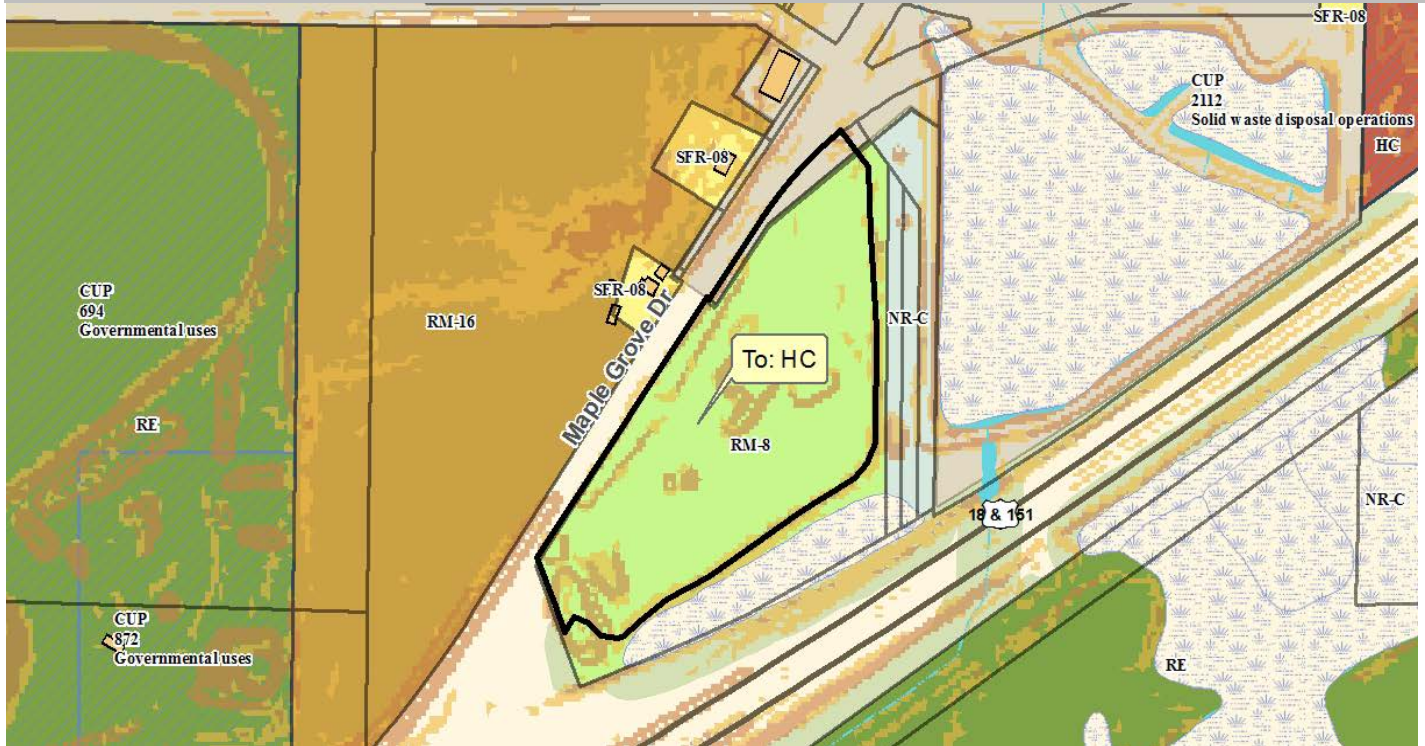


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 12, 2020		Petition 11525
	<i>Zoning Amendment Requested:</i> RM-8 (Rural Mixed-Use, 8 to 16 acres) District TO HC (Heavy Commercial District)		<i>Town/Section:</i> VERONA, Section 13
	<i>Size:</i> 10.3 Acres	<i>Survey Required:</i> No	<i>Applicant</i> SWAN YOU SEE LLC
	<i>Reason for the request:</i> Allow for a personal storage facility		<i>Address:</i> EAST OF 4234 MAPLE GROVE ROAD



DESCRIPTION: Applicant wishes to rezone 10 acres from the RM-8 zoning district to the HC zoning district to allow for a personal storage (self-storage) facility.

OBSERVATIONS: Access to the property should be limited to Maple Grove Road.

TOWN PLAN: The property is within a “Commercial” area under the *Town of Verona / Dane County Comprehensive Plan*. Commercial sites should be near arterial roadways or other commercial development and meet town siting, landscaping and building design standards. The plan indicates that LC or GC zoning are most appropriate for Commercial Planning Areas. HC zoning should only be considered if deed restricted to a narrow range of uses with low traffic impacts and primarily indoor activity.

RESOURCE PROTECTION: There are wetlands along the southern edge of the property along with small pockets throughout the property. Buildings must maintain a 75-foot setback from the wetlands over 2 acres in size. The pockets of wetlands cannot be developed unless rezoned out of wetland status. Development must comply with county shoreland erosion control standards. Much of the surrounding area is within a one-percent regional floodplain. However, the proposed commercial site falls within the area of a FEMA-approved Letter of Map Amendment, indicating that the property is above the regional flood elevation.

STAFF: Recommend approval with eight conditions (see Page 2).

TOWN: The Town Board voted to approve, with 8 conditions, at its March 3, 2020 meeting.

Conditions of approval

A deed restriction be recorded on the property identifying the following limitations:

1. The land uses shall be limited exclusively to a personal storage facility; outdoor storage of vehicles and recreational vehicles; and offices in conjunction with the personal storage facility. Auctions associated with contents of storage spaces is permitted on an intermittent basis.
2. The physical development of the property shall be constructed per the site plan P-52104 dated 10/23/19 (attached). All phases of the project shall obtain site plan approval by the Town of Verona prior to construction.
3. The property has identified wetland areas. Development is prohibited in these areas unless the landowner obtains approval from the US Army Corp of Engineers and the area is rezoned out of the wetland classification by Dane County.
4. Landscaping shall be installed in accordance with the approved landscaping plan. The landscaping shall be installed within 1 year after a building permit is issued for the construction of the personal storage facility. All landscaping shall be maintained. Any landscaping that becomes diseased or dies shall be replaced within 30 days of notification. Landscaping plans shall be approved by the Town Board for subsequent phases of the project prior to construction.
5. Illumination of the property shall be installed in accordance with the approved lighting plan. The lighting shall be installed in a manner to not cause glare from viewed by US 151. Lighting plans shall be approved by the Town Board for subsequent phases of the project prior to construction.
6. The landowner shall obtain all necessary permits for erosion control and storm water management. The storm water management features shall be installed and maintained in accordance with permit approvals.
7. Signs on the property shall be limited to the signs identified as part of the approval. The internally illuminated signs shall be prohibited.
8. The installation of billboard signs (off-premise advertising) shall be prohibited.

Questions? Contact Brian Standing (standing@countyofdane.com, 608-267-4115).