
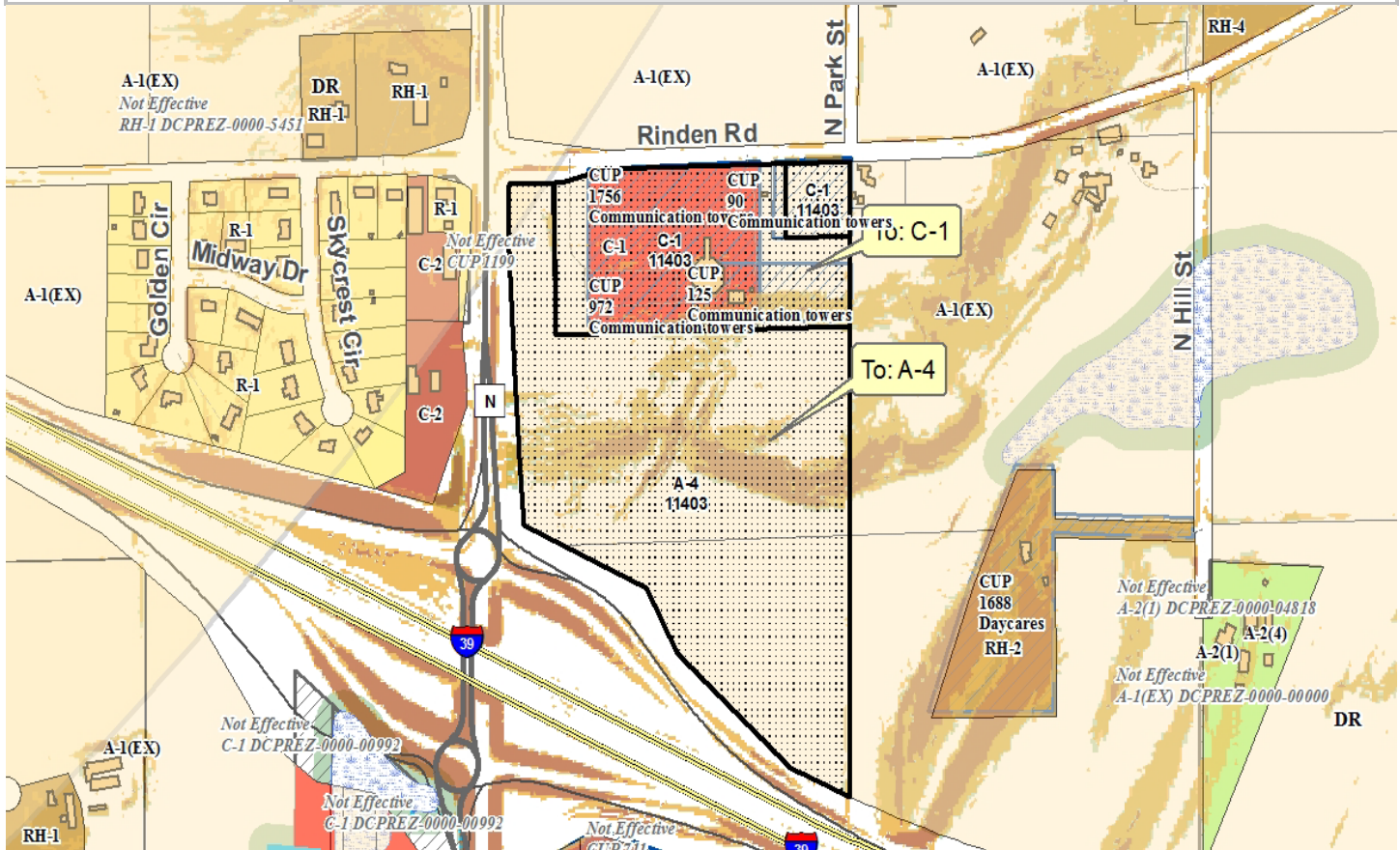


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> March 26, 2019	Petition 11403	
	<i>Zoning Amendment Requested:</i> A-1EX Agriculture District TO C-1 Commercial District, A-1EX Agriculture District TO A-4 Agriculture District		<i>Town/Section:</i> PLEASANT SPRINGS, Section 9
	<i>Size:</i> 7.72,34 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> AMERICAN TRANSMISSION COMPANY LLC
	<i>Reason for the request:</i> COMPLIANCE FOR EXISTING STRUCTURES AND LAND USES		<i>Address:</i> 2489 RINDEN RD



DESCRIPTION: Applicant, American Transmission Company (ATC) is requesting expansion of the existing C-1 Commercial zoned area to facilitate redevelopment of their existing distribution center and company offices at 2489 Rinden Road. The project involves acquiring a 50' strip of land from the adjoining property to the east (WI Telephone), installing a new parking area, driveway, and security fence, and replacing the existing office building. C-1 zoning is requested for the existing WI Telephone Co property which consists of a small communications tower with signal relay equipment. A-4 small lot exclusive ag zoning is requested for the remaining ag land which will fall just under 35 acres.

OBSERVATIONS: The ATC facility and WI Telephone Company (communication tower) are longstanding land uses at this location. Surrounding land uses include agriculture / open space, the I-39/90 corridor, scattered rural residences, and the residential subdivision of Pleasant Oaks. There is an area of steep slope topography on the agriculturally zoned portion of the property. No sensitive environmental features observed on the site.

TOWN PLAN: The property is located in the town's Rural Mixed Use area.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: The current ~47 acre ATC property has split C-1 and A-1EX zoning. The proposal will result in the ATC facility being located on a separate parcel from the agricultural land the company also owns. The proposed rezoning and land division will facilitate the redevelopment of the ATC facilities and provide appropriate zoning for the land uses on the property. The Wisconsin Telephone Company property is slated for UTR – Utility, Transportation, and Right of Way zoning under the new code. The proposal appears reasonably consistent with town plan policies.

TOWN: Approved with a deed restriction on the A-4 parcel prohibiting future development.