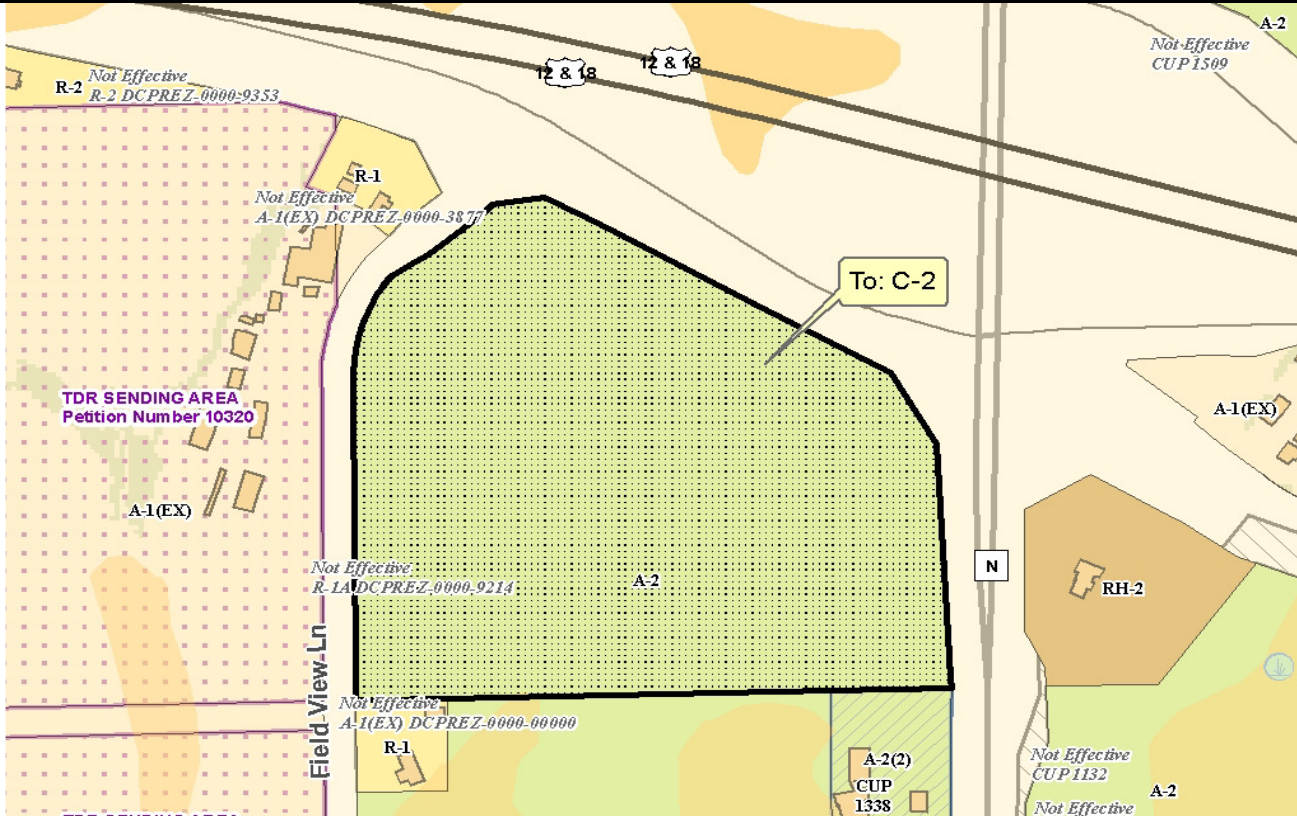




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> August 23, 2016	<i>Petition:</i> Rezone 11024
<i>Zoning Amendment:</i> A-2 Agriculture District to C-2 Commercial District	<i>Town/sect:</i> Cottage Grove Section 33
<i>Acres:</i> 25.16 <i>Survey Req. No</i>	<i>Applicant</i> Larry G Skaar
<i>Reason:</i> Mini-Warehouses	<i>Location:</i> East of 3310 County Highway N



DESCRIPTION: The applicant would like to create a mini-warehouse facility which would include a small office/retail space for packing and mailing supplies. The property would also be used for RV storage.

OBSERVATIONS: The property is located at the southwest corner of the US 12/16 and Highway N intersection. There is a kennel operation, farm field and a single residence to the south of the property. There is a dairy operation to the west of the property. 70% of the property consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The Town Plan designates this area as a Commercial Development Area. Storage facilities are listed as an acceptable land use in the area.

DANE COUNTY HIGHWAY: Access for the site shall only be from Field View Lane.

RESOURCE PROTECTION: The property is not located in a resource protection area.

STAFF: The development is consistent with the policies found in the Town Comprehensive Plan. Staff suggests that the zoning be conditioned upon a lighting plan being submitted showing wall mounted lighting for the facility. In addition, staff suggests placing a deed restriction on the property to prohibit the installation or erection of off-premise advertising signs (billboards).

TOWN: Approved with conditioned upon the C-2 Commercial Zoning District being deed restricted to limit the land uses to: Offices with ancillary retail sales of supplies, mini-warehouses, and storage of motor vehicles on site.