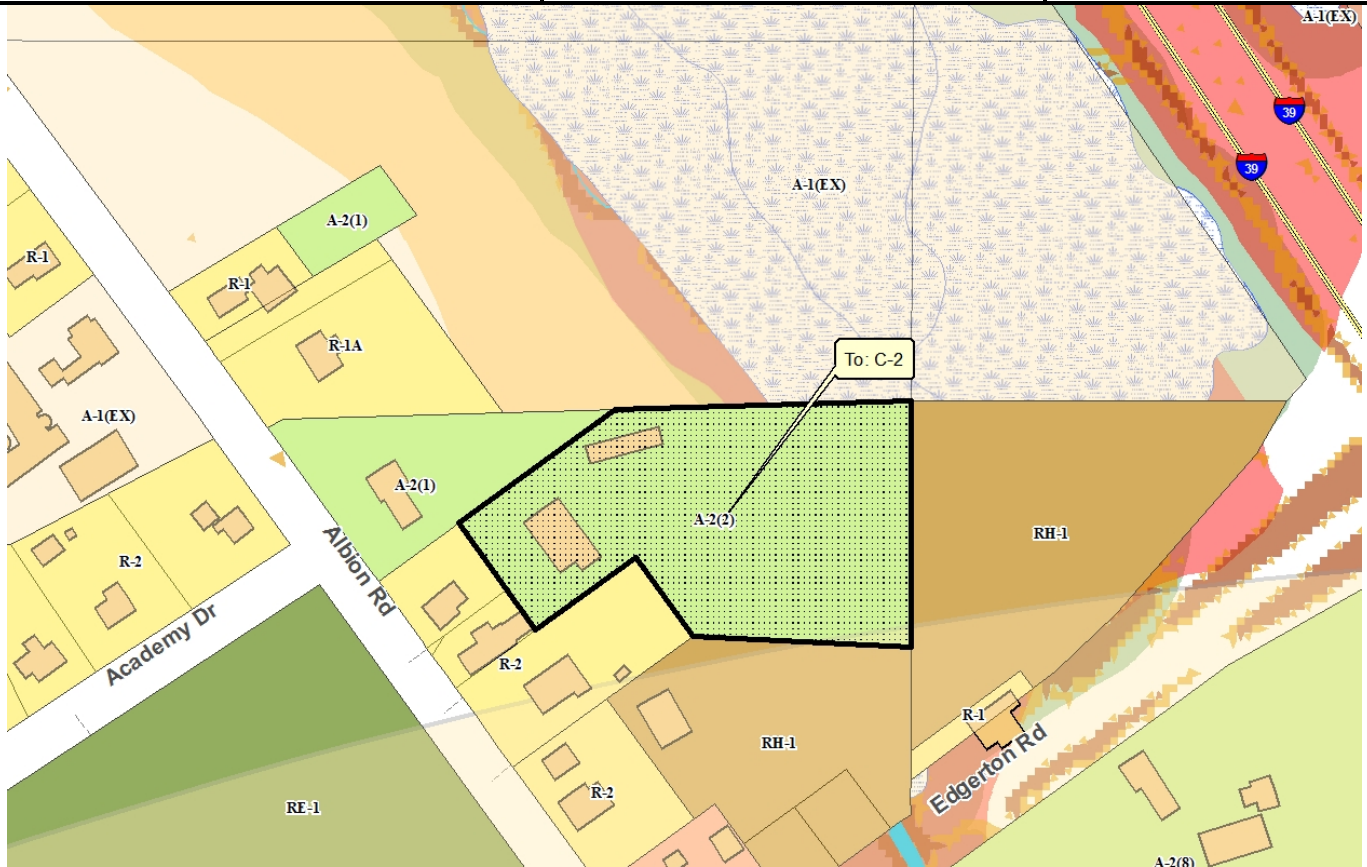




Notice of Public Hearing

Zoning and Land Regulation Committee

<i>Public Hearing:</i> September 26, 2017	<i>Petition:</i> Petition 11195
<i>Zoning Amendment:</i> A-2 (2) Agriculture District TO C-2 Commercial District	<i>Town/sect:</i> ALBION, Section 22
<i>Acres:</i> 3.4 <i>Survey Req.:</i> No	<i>Applicant:</i> ALBION, TOWN OF
<i>Reason:</i> ACCOMODATE CONCRETE BUSINESS AND STORAGE UNITS	<i>Location:</i> EAST OF TOWN HALL



DESCRIPTION: Applicant, town of Albion, requests C-2 zoning for property located behind the Town Hall at 620 Albion Road. The town is negotiating the sale of the property to Gary Tellefson who proposes to operate his existing concrete business from the property. Mr. Tellefson also proposes to build mini-warehouses on the property at some point in the future. The existing garage structure on the property would be removed and replaced with a smaller building that would be used to store materials and equipment used in the operation of the concrete business. Any future mini-warehouses would be located to the rear of the property.

OBSERVATIONS: The property does not have direct frontage to Albion Road, but rather has access via easement across the existing driveway serving the residence at 628 Albion Road and the Town Hall at 620 Albion Road. There are three existing residences located on adjoining parcels within 300' of the subject property. Saunders Creek crosses the easterly corner of the property. New development on the property may be subject to shoreland zoning regulations.

TOWN PLAN: The property is located in the town's Albion Hamlet planning area.

RESOURCE PROTECTION: An area of resource protection corridor consisting of mapped wetlands and floodplain associated with perennial Saunders Creek is located on the easterly 1/3 of the property.

STAFF: Town plan policies require any business/commercial development to be designed so as to complement the hamlet community. Given the surrounding existing residential uses, staff is recommending conditions on page two to ensure that the uses of the property are compatible with the neighborhood.

Note that prior to development of mini-warehouses, a wetland delineation will need to be performed and a flood elevation established for Saunders Creek.

STAFF: Staff recommends the following conditions:

Deed restrict the property as follows:

- 1) Limit commercial uses exclusively to a concrete contracting business and mini-warehouses.
- 2) Limit hours of operation of the concrete business to 6am to 9pm.
- 3) Limit hours of operation of mini-warehouse business to 6am-10pm. Mini-warehouses shall be for storage of personal items only and not for business or commercial storage uses.
- 4) Any outdoor storage of equipment or materials shall be behind existing buildings or otherwise screened from view of adjoining properties.
- 5) Prohibit installation of off premises advertising (billboard) signs.
- 6) Limit outdoor lighting to security lighting for buildings. Any such lighting shall be down-shrouded or otherwise designed and installed to limit light pollution onto adjoining properties.

Other conditions:

Prior to the issuance of zoning or building permits, the owner shall:

- 1) For any development in the shoreland zone, obtain a preliminary review letter from Dane County Land & Water Resources to ensure the proposed development will meet shoreland erosion control and stormwater management standards.
- 2) Submit a detailed site plan to the town for review and approval. The site plan shall show the location of all existing and proposed buildings, interior traffic circulation, and parking areas. The plan shall also include written details regarding the number of mini-warehouse storage units to be installed and information on how the owner will manage operation of the mini-warehouses.
- 3) Screening shall be installed in accordance with the provisions of section 10.16(7) of the county zoning code along the shared boundary between the subject property and the property located at 628 Albion Road (parcel #0512-223-2535-6). Screening shall consist of either a planted evergreen screen at least six (6) feet in width and initially landscaped with four (4) foot tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet in height and maintained with healthy shrubs, or a decorative wall or fence without signs and impervious to sight not less than six (6) feet nor more than eight (8) feet in height.

TOWN: Approved with conditions (limit uses to a concrete business and storage rental units).