
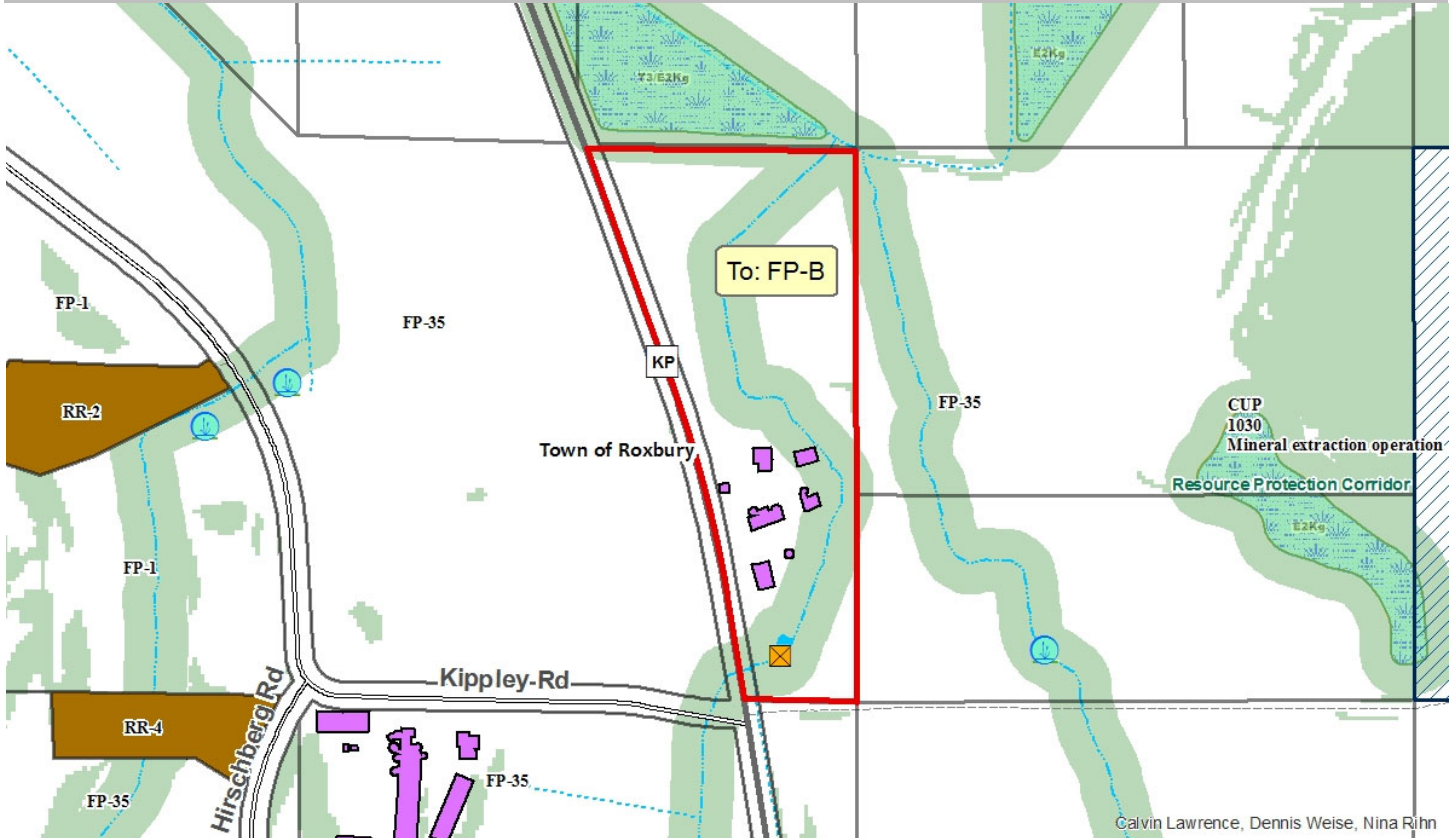


Staff Report  Zoning and Land Regulation Committee	Public Hearing: July 25, 2023	Petition 11957	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District		<i>Town/Section:</i> ROXBURY, Section 21
	<i>Size:</i> 12.7 Acres	<i>Survey Required:</i> Yes	<i>Applicant</i> GLAUS PROPERTIES LLC
	<i>Reason for the request:</i> Zoning to allow agriculture-related business use		<i>Address:</i> 6942 COUNTY HWY KP



DESCRIPTION: Jeff Glaus requests FP-B zoning for a 12.7-acre parcel, to enable the operation of his agricultural-related business and the construction of a new building for the same. The company sells grease, oil, and fuel tanks to farmers and provides tank repair services. The proposed site and operational plan includes the following:

- Hours of operation: 7:00am to 5:00pm Monday through Friday
- Employees: 4 maximum
- New construction: one new 8,112 square foot building with shop and office space, and site work resulting in a net reduction of impervious surface by 1,900 square feet
- Storage use: Outdoor storage for new empty fuel tanks, no hazardous materials storage on site
- New septic system (sanitary permit already approved)
- Lighting and signage: downward-directed soffit lights on new building, no signage proposed

OBSERVATIONS: The proposed use and site plan meet the requirements of the FP-B zoning district. FP-B permitted uses include Agriculture-related uses, such as implement dealers and other uses. This is an agriculture-related use that would be permitted by right. Glaus provides support services for agricultural production, specifically he sells lubricants and oils for agricultural machinery, and repairs and replaces tanks. In the FP-B district there is no maximum lot coverage and no height limit for agricultural buildings. By ordinance, all outdoor lighting must be directed downward and away from adjacent properties and public rights-of-way, and designed to minimize ambient light spill; under-soffit lighting is proposed in keeping with this. The parking plan meets the zoning code requirements for the proposed use.

The parcel was not legally created when it was separated from the Breunig farm and sold. Because of this, a certified survey map is needed to establish the parcel as a legal lot in conformance with the land division and zoning ordinances.

HIGHWAY DEPARTMENT: CTH KP is not a controlled access highway. No new access will be permitted on CTH KP. Any change of use of existing access requires a permit from the Highway Department. Estimate increase of traffic to be 90 trips per day due to rezone.

COMPREHENSIVE PLAN: The proposal is in the Agricultural Preservation planning area for the Town of Roxbury. The Town has a 1 home per 35 acres density policy. This is the farm home parcel which is considered the last split for this farmstead. This proposal is consistent with the Town Plan. The only permitted commercial and industrial uses in the Agricultural Preservation Area are those allowed in agricultural zoning districts and the (former) A-B Agriculture Business District (current FP-B District), which allows businesses that support agriculture. (For questions about the town plan, contact Senior Planner Curt Kodl at (608) 266-4183 or kodl@countyofdane.com)

RESOURCE PROTECTION: Resource protection corridors are mapped on the property reflecting an intermittent stream and pond that traverses the parcel from south to north. Most of the property is subject to shoreland zoning regulations. The proposed development has been reviewed and found to conform to shoreland zoning standards for shoreland setback and impervious surface limits. A shoreland erosion control permit is required for any ground disturbing activity on the site, and this permit has already been issued.

TOWN ACTION: On June 19, 2023 the Town Board recommended approval of the rezone with no special conditions.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone petition subject to the applicant recording the CSM for the lot.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com