



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 25, 2015**

Zoning Amendment:
C-1 Commercial District to C-2 Commercial District

Acres: 1.107
Survey Req. No

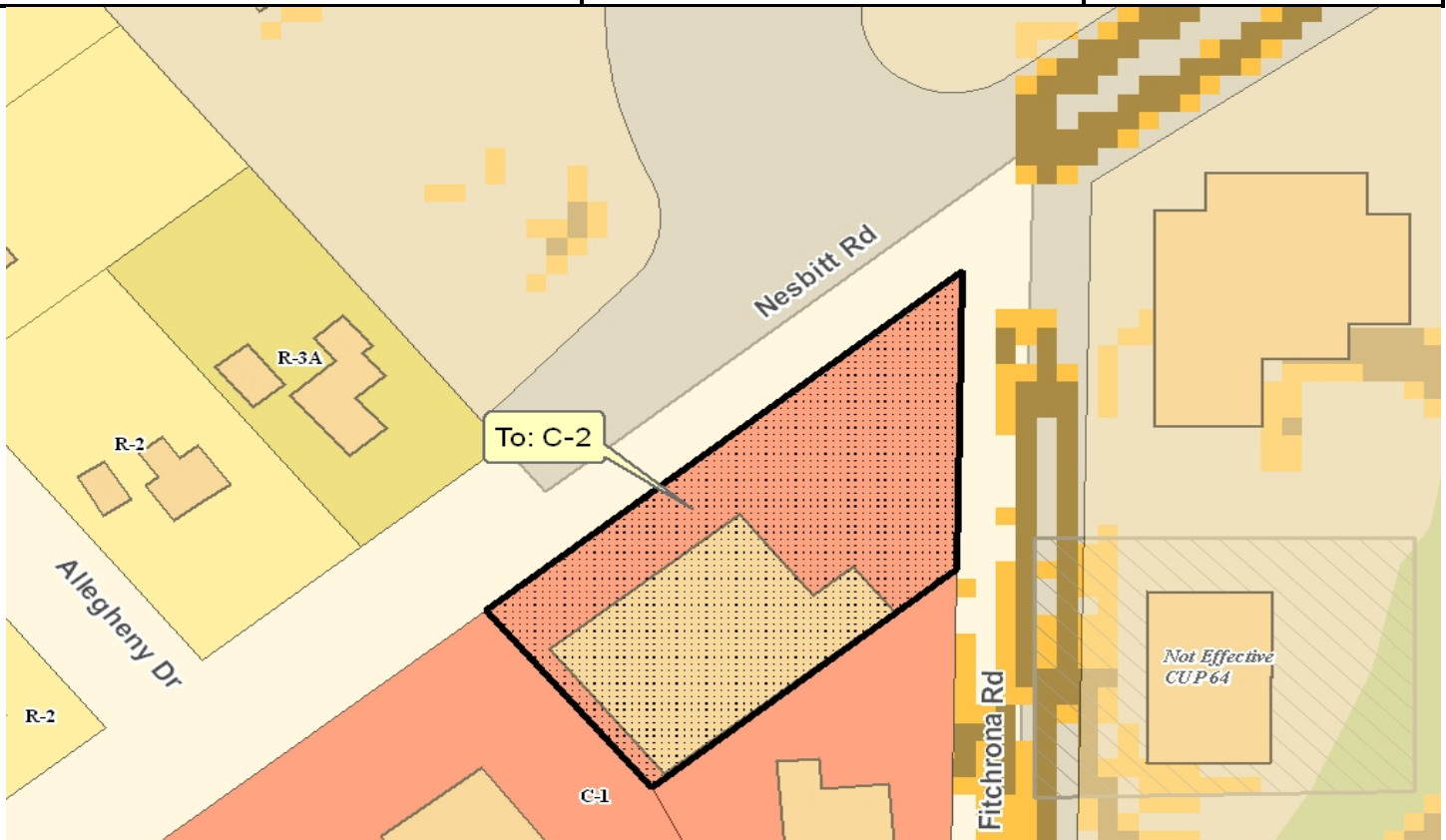
Reason:
Allow major and minor repairs to motor vehicles

Petition: **Rezone 10878**

Town/sect:
Verona Section 12

Applicant
6343 Nesbitt Road LLC

Location:
6343 Nesbitt Road



DESCRIPTION: Applicant seeks to rezone the existing C-1 zoned commercial property to C-2 to allow major and minor repairs to motor vehicles. The prospective buyer would like to relocate his existing auto repair business (“Turn Two Automotive”) to the property.

OBSERVATIONS: The property is adjacent to the City of Fitchburg to the west and the City of Madison to the north. There is an existing 9000 sq. ft. commercial building on the property and parking space for approximately 40 vehicles. The property is located in the Central Urban Service Area.

TOWN PLAN: The property is in the town’s “commercial” planning area. The proposal seems reasonably consistent with the Town Plan policies.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: Staff recommends that the property be deed restricted to limit uses exclusively to an auto repair facility. Staff also recommends a deed restriction prohibiting off premises advertising (billboard) signs.

TOWN: Town approved the petition conditioned upon the land use being limited to: All uses listed in the C-1 zoning district, retail and services uses, major repairs to motor vehicles, parking and storing or motor vehicles, storage and processing of scrap materials inside a building.

8/25 ZLR: The petition was postponed due to public opposition. The neighboring property owner was concerned on the condition of the property.

Staff Update: The applicant explained his proposal to the neighboring property owner after the meeting. County Staff contacted the neighboring property owner to see if her concerns were addressed by the applicant. She stated that all of her concerns were addressed and had no further objections.