
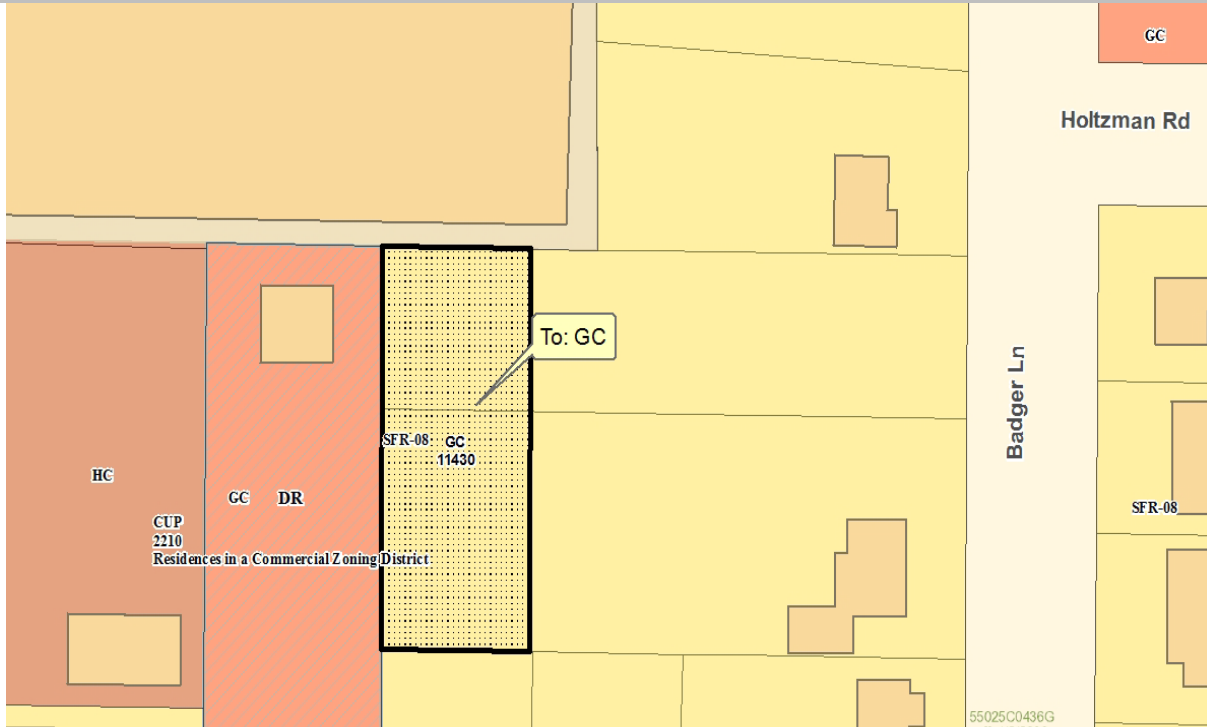


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 25, 2019		Petition 11430
	<i>Zoning Amendment Requested:</i> SFR-08 (Single Family Residential, small lots) District TO GC (General Commercial) District		<i>Town/Section:</i> MADISON, Section 36
	<i>Size:</i> 0.329 Acres	<i>Survey Required:</i> Yes	<i>Applicant:</i> CRAIG R FONZEN
	<i>Reason for the request:</i> SHAFTING PROPERTY LINES BETWEEN ADJACENT PROPERTY OWNERS TO EXPAND EXISTING COMMERCIAL ZONING		<i>Address:</i> 2410 BADGER LANE



DESCRIPTION: The applicant wants to add land to their current commercial (GC) lot to provide more yard space to their existing construction business. In order to accomplish this, he is purchasing a portion of two adjacent residential properties, via a 3-lot certified survey map (CSM) and rezoning.

OBSERVATIONS: The subject property is located between Rimrock and Badger Lane in an area that is a mixture of residential and commercial uses. There are existing single-family residences along the east side of the property.

TOWN PLAN: As defined in the Cooperative Plan between the town and cities of Madison and Fitchburg, this parcel will be annexed into the City of Madison. Madison’s generalized land use plan shows the property as being in an area of *general commercial and low density residential* land uses.

RESOURCE PROTECTION: The subject property is not in a resource protection corridor. There are no sensitive environmental features on this site.

STAFF: The proposal is consistent with the town and county plan and a reasonable expansion of an existing use. The zoning ordinance requires visual screening between commercial and residential properties. The applicant is proposing the installation of a 6-foot screened fence and maple trees along the east property line. Staff suggested a condition be placed on the proposal that the development shall comply with Zoning Ordinance Section 10.102(12), visual screening requirements.

TOWN: The Town Board has approved the petition with no conditions.



PLAN VIEW