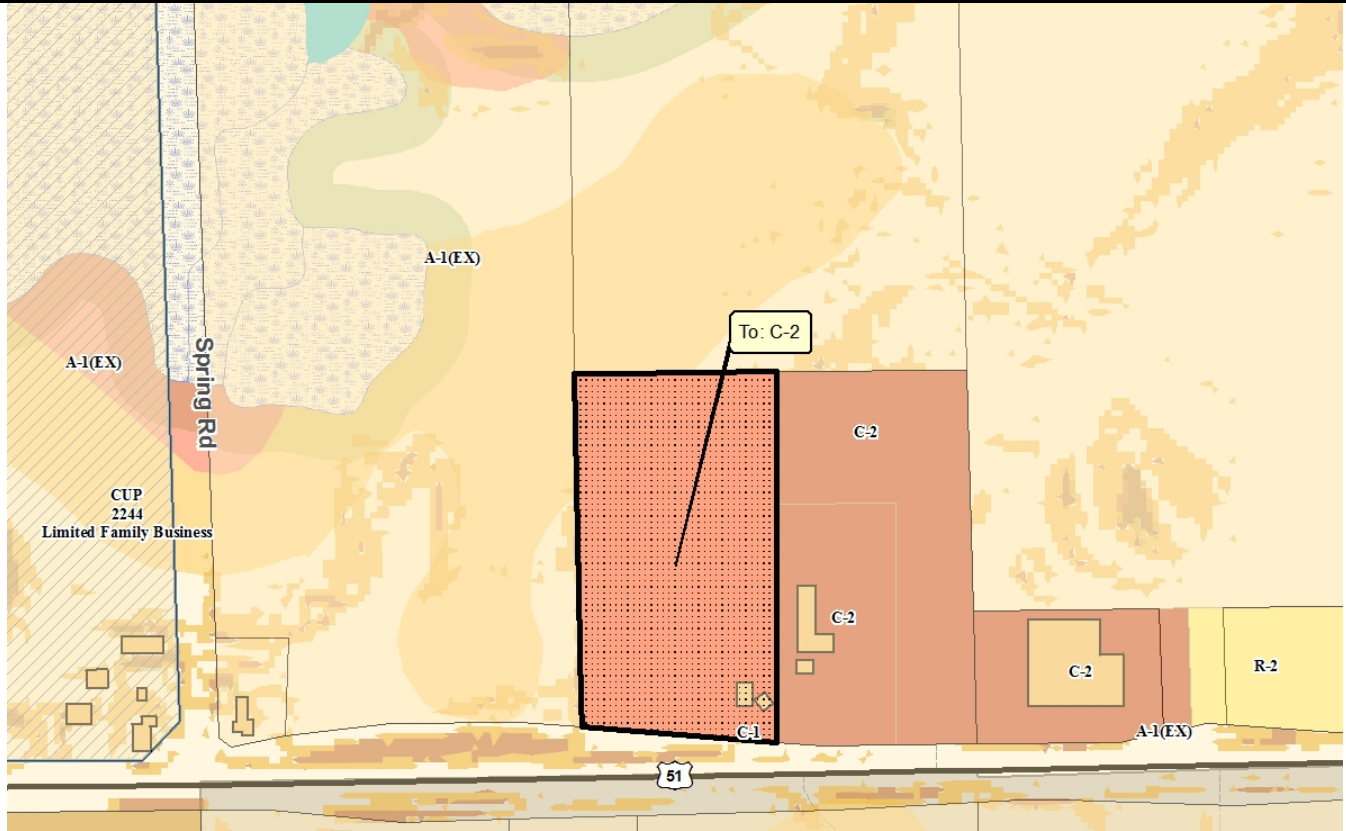




Staff Report

<i>Public Hearing:</i> February 27, 2018	<i>Petition:</i> Petition 11250
<i>Zoning Amendment:</i> C-1 Commercial District TO C-2 Commercial District	<i>Town/sect:</i> DUNKIRK, Section 3
<i>Acres:</i> 4.24 <i>Survey Req.</i> Yes	<i>Applicant:</i> CONTROLLED SURFACE FINISHING, INC
<i>Reason:</i> Changing zoning from C-1 to C-2 to provide zoning compliance for existing commercial use.	<i>Location:</i> 830 US HWY 51

Zoning and Land Regulation Committee



DESCRIPTION: Applicant proposes rezoning a 4.24 acre area of C-1 zoning to C-2 commercial to facilitate possible future expansion of the existing commercial use on the property and to also separate the existing residence and accessory building onto a new ~1.8 acre parcel. Since 1964 the property has served as the home of Controlled Surface Finishing Incorporated (CSF), a company that engages in light manufacturing to make components and machinery for various industries. CSF is beginning production of a new product line (“pallet return device”) which may require construction of a new building on the property to provide space for assembly of the product. The existing residence would continue in single family use on the new 1.8 acre parcel.

OBSERVATIONS: The property is located close to the corporate limits of the city of Stoughton. Surrounding land uses include commercial, rural residential, and agriculture. A large mineral extraction operation is located south of US 51 across from the subject property. WISDOT staff have expressed concerns with any change in use to the existing driveway accesses onto US 51.

TOWN PLAN: The property is located in the town’s agricultural preservation area. The property, along with lands lying south of US 51 currently in the city of Stoughton, are designated in the city’s comprehensive plan as future mixed use.

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: Proposed zoning change to C-2 would enable possible future expansion of the existing CSF business. Staff recommends that the proposed 1.8 acre parcel for the house and accessory building be rezoned to the A-2(1) district since the principal use of the property is residential, not commercial. Note that the existing residence located on the C-1 zoned area currently constitutes a nonconforming use. Zoning it to A-2(1) would bring the residence into zoning compliance and make it a conforming. The tenant currently living in the residence will be purchasing the property and intends to submit a petition for a Conditional Use Permit for a Limited Family Business under a separate petition to allow a small scale automotive salvage use out of the existing accessory building.

Staff, continued:

Town plan policies support the continuation and expansion of existing businesses in the town in a manner that maintains compatibility with existing neighboring uses and the rural atmosphere of the town.

To ensure compliance with town plan policies, staff recommends the following conditions of approval.

1. Amend the petition to rezone the proposed 1.8 acre parcel around the house and accessory building (lot 2) to A-2(1) Agriculture to provide zoning compliance for the residential use of the property.
2. Applicant shall coordinate with WISDOT staff and comply with any requirements related to safe ingress/egress and/or access restrictions.
3. Require the recording of deed restrictions on proposed lot 1 (CSF) as follows:
 - a. Limit commercial uses exclusively to the following: light manufacturing and assembly plants; machine shops; distribution centers; incidental warehousing and indoor storage; offices / office buildings.
 - b. Prohibit the installation of off-premises advertising signs (billboards).

TOWN: Approved with amendment: rezone proposed lot 2 to A-2(1).