



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 27, 2014**

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

Acres: No
Survey Req. 0.4

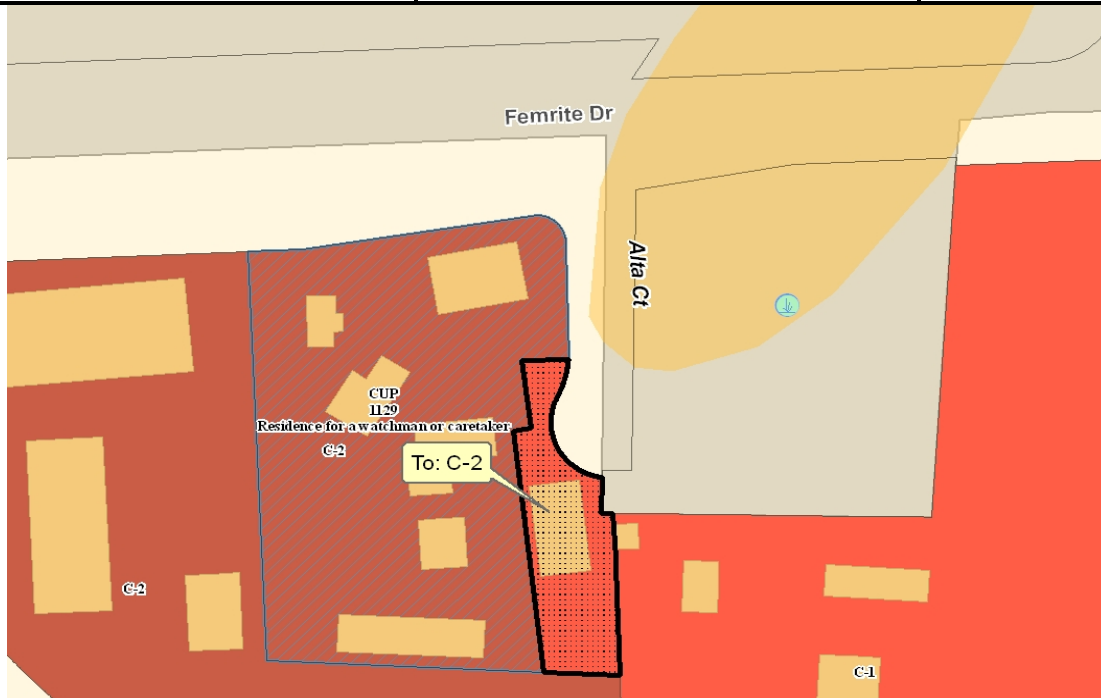
Reason:
**Zoning compliance for existing
auto repair shop**

Petition: **Rezone 10675**

Town/sect:
**Blooming Grove
Section 23**

Applicant
MRK LLC

Location:
3527 Femrite Drive



DESCRIPTION: The applicant would like to bring the existing land use into conformance the current zoning regulation. The property has been used for an auto repair / auto body center for the past 40 years.

OBSERVATIONS: The property is located within a 150-acre town island which is primarily comprised of the Highway 12/18 and Interstate 90/39 interchange. The property is located along Femrite Road just east of the underpass of the Interstate. There is an existing commercial building on the property. The surrounding properties consist of various multi-tenant commercial/industrial land uses. The narrow portion of the eastern boundary abuts Madison's City Limits. The property is within the City of Madison Urban Service Area. No sensitive environmental features observed. In speaking with the Town of Blooming Grove, Alta Court is considered a gravel drive and is not maintained by the Town. The aerial photo shows numerous vehicles parked around the building. Most of these vehicles have been removed from the property and the public right-of-way.

TOWN PLAN: the subject property is located in the *South Phased Annexation Area of the Town of Blooming Grove and City of Madison Cooperative Plan* adopted in 2006. As such, limited uses allowed in C-2 are appropriate. For more detail please see attached email from City of Madison staff.

RESOURCE PROTECTION: The property is located outside the boundaries of the identified resource protection areas.

STAFF: In order to ensure that the proposed use complies with the *Cooperative Plan*, the following restrictions should be placed on the property at the time of the proposed rezone:

1. The list of allowable uses is limited to only the following uses: major repairs to motor vehicles; accessory parking or storing of motor vehicles; woodworking shops; and machine shops. No sales uses shall be permitted.
2. Billboards shall be prohibited on the subject property. As required in the *Cooperative Plan*, all new or replacement signs, billboards or street graphics ("sign") shall comply with the restrictions of the Madison Street Graphics Control Ordinance, Chapter 31, Madison General Ordinances and with the applicable Dane County sign regulations.
3. The applicant shall be advised that at such time as the subject property attaches to the City of Madison, City zoning regulations shall apply. At that time, the property shall comply with all City zoning requirements for any existing and future uses on the property. Upon attachment into the City, the property will be zoned into a temporary agricultural zoning district. The property will ultimately be rezoned into a final city zoning district.

TOWN: Approved with no conditions.

May 27th ZLR Meeting: The petition was tabled due to no representation.