
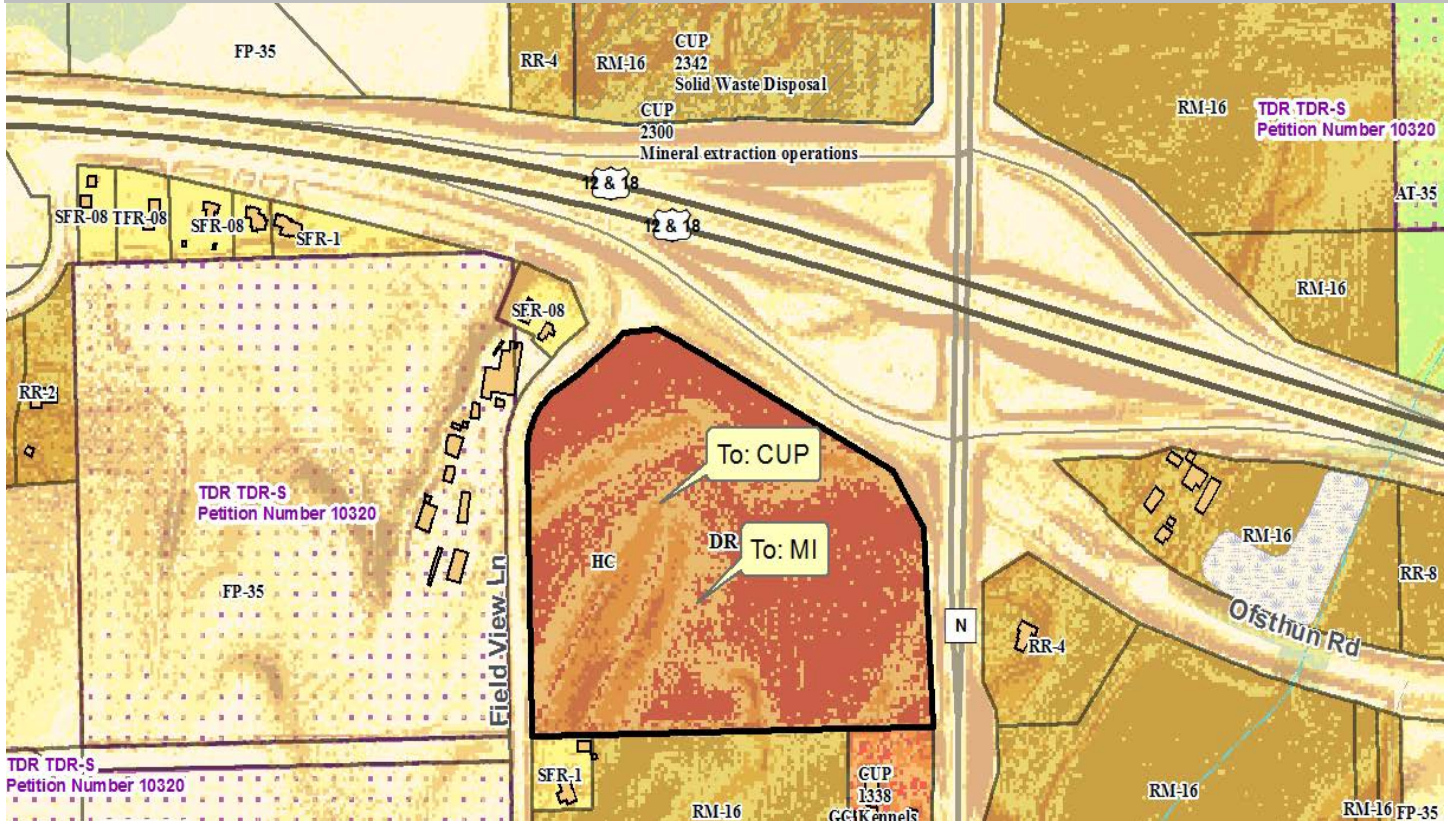


Staff Report  Zoning and Land Regulation Committee	Public Hearing: May 12, 2020		Petition 11533
	Zoning Amendment Requested: HC (Heavy Commercial District) TO MI (Manufacturing and Industrial) District		Town/Section: COTTAGE GROVE, Section 33
	Size: 25.16 Acres	Survey Required: No	Applicant: STORAGE WORLD OF COTTAGE GROVE LLC
	Reason for the request: REZONE TO ALLOW FOR MINERAL EXTRACTION WITH EXISTING MINI STORAGE WAREHOUSES ON PROPERTY		Address: 3286 FIELD VIEW LANE



DESCRIPTION: This application is for a mineral extraction operation, 5 years in duration, at the intersection of Hwy 12&18, Fieldview Lane and Highway N. Currently the land is zoned Heavy Commercial (HC) and is the current land use is mini-warehouses. The owner wishes to expand by adding more mini-warehouse structures, and during the process of preparing for construction found that there is a need for removing bedrock as part of site preparation. Manufacturing & Industrial (MI) zoning is required for a CUP for mineral extraction. Tests were conducted to show that there is a marketable nonmetallic mineral resource on site, and therefore rather than just preparing the site for construction of the mini-warehouses, the applicant wishes to operate a mineral extraction site in which materials would be moved off-site and sold for various uses. The application is currently in flux as the applicant works with the town in developing different alternatives.

OBSERVATIONS: The site is surrounded by agricultural and single-family residential uses.

TOWN PLAN: The subject property is in the Commercial Development Area of the *Town of Cottage Grove Comprehensive Plan*. This district does not include specific policies regarding mineral extraction, however the purpose statement for the *Commercial Development Area* is:

“Enable a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research and development, institutional, and recreational uses.

- Require that new development meet high standards for site, building, landscape, lighting, stormwater, and signage design per Town and County ordinance requirements.
- Support development of an agricultural business center, to rural research and production opportunities and build off similar initiatives in the area.
- Provide logical locations for highway-oriented commercial development consistent with the Town's character, population, needs, and public service capabilities.
- Minimize uses that may someday require extensive public services and utilities."

MI (Manufacturing and Industrial) is not listed under "Typical Implementing Zoning Districts"

RESOURCE PROTECTION: There are no environmentally sensitive features on this site.

DANE COUNTY HIGHWAY DEPT: County Highway N is a controlled access highway. No access points will be permitted to County Highway N.

STAFF: The application cannot proceed until the town of Cottage Grove acts on the petition.

TOWN: The Plan Commission ended up tabling the Storage World rezone and CUP until they come back with more options. The commission made their findings of fact and there was a motion on the table to deny the rezone because the CUP cannot be offered due to 3 of the 8 standards not being met when the applicants said they wanted to withdraw. We will see if they come back with something in time for our March plan commission meeting, but that isn't until March 25th so I won't have any action to report before the March 24th hearing at the County.

Questions? Pam Andros, 608-261-9780, andros@countyofdane.com