
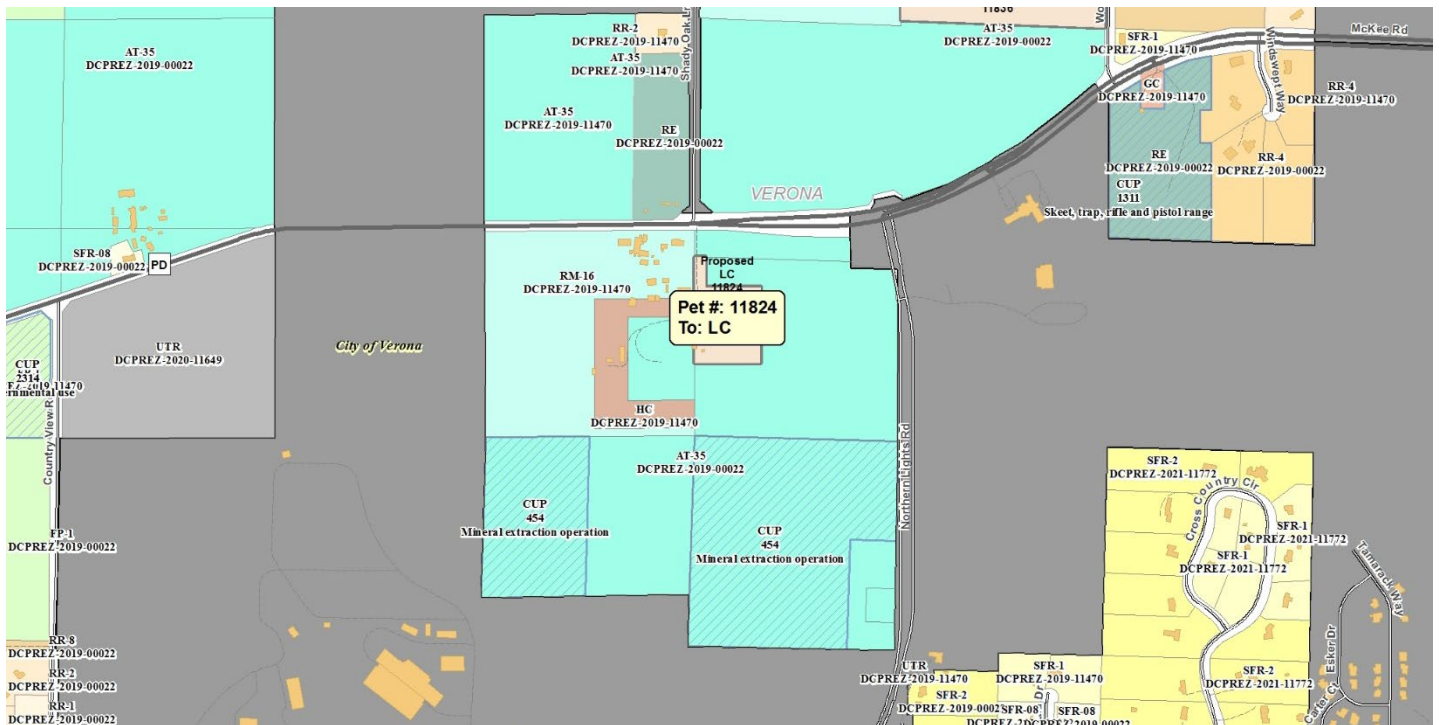


<p>Staff Report UPDATE 6/14/2022 AMENDED PETITION</p>  <p>Zoning and Land Regulation Committee</p>	<p>Public Hearing: May 10, 2022</p>	<p>Petition 11824</p>
	<p><u>Zoning Amendment Requested:</u> AT-35 Agriculture Transition District TO LC – Limited Commercial District</p>	<p><u>Town/Section:</u> VERONA, Section 9</p>
	<p><u>Size:</u> 4.9 Acres</p>	<p><u>Survey Required:</u> No</p>
	<p><u>Reason for the request:</u> Allow for a grading contractor operation</p>	<p><u>Applicant:</u> EPIC SYSTEMS CORPORATION c/o JAMES SCHUMACHER</p> <p><u>Address:</u> 7391 COUNTY HWY PD AND LANDS WEST OF NORTHERN LIGHTS ROAD</p>



AMENDMENTS SINCE PUBLIC HEARING:

Since the public hearing on May 10, the applicant has amended Petition 11824 to reduce the rezone area from 77 acres to 4.9 acres, and has changed the proposed zoning district from RI (Rural Industrial) to LC (Limited Commercial). The balance of the site will remain in AT-35 (Transitional Agriculture) zoning.

The proposed 4.9-acre LC parcel would accommodate the contractor’s offices, outdoor storage of up to 12 pieces of equipment and parking for employees (See revised site plan in packet). Mineral extraction activities would take place on AT-35-zoned land, under the existing CUP 454 and consistent with the ongoing, legal, nonconforming mineral extraction site on PIN 0608-092-9152-0. The landowner may, in the future, seek a conditional use permit to store more than 12 pieces of equipment on the site.

ANALYSIS:

The amended petition resolves all of the issues identified in the original staff report for this petition:

1. Site Plan. The applicant has provided a more detailed site plan that complies with county ordinance standards.
2. Groundwater Protection. Because of the lower risk of groundwater contamination from permitted and conditional uses in the LC district, LC zoning is permitted within the contribution zone of municipal well.

Portions of the site fall within the contribution zone for the City of Verona Municipal Well # 5. However, with the change of zoning from RI to LC, no significant impacts are anticipated.

3. Consistency with Comprehensive Plan. The proposed LC zoning parcel is within a Commercial planning area under the *Town of Verona / Dane County Comprehensive Plan*. LC zoning is listed as an appropriate zoning category in this area. The balance of the property, now proposed to remain in AT-35 zoning, is in a Natural/Recreational Resources planning area under the town/county plan. AT-35 zoning is supported under this plan designation and this zoning will help ensure that final uses after reclamation will be consistent with adopted plan policies.

STAFF: Recommend approval of the petition, as amended, with the condition that all light fixtures on the site comply with the Town of Verona Dark Sky Ordinance.

Questions? Contact Brian Standing at standing@countyofdane.com

TOWN: If the county board adopts Petition 11824 as amended, the amended petition will be returned to the Town of Verona for final action. The town board will have up to 40 days from county board action to approve or disapprove the petition as amended.