



Staff Report

Public Hearing: **May 22, 2018**

Petition: **Petition 11285**

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

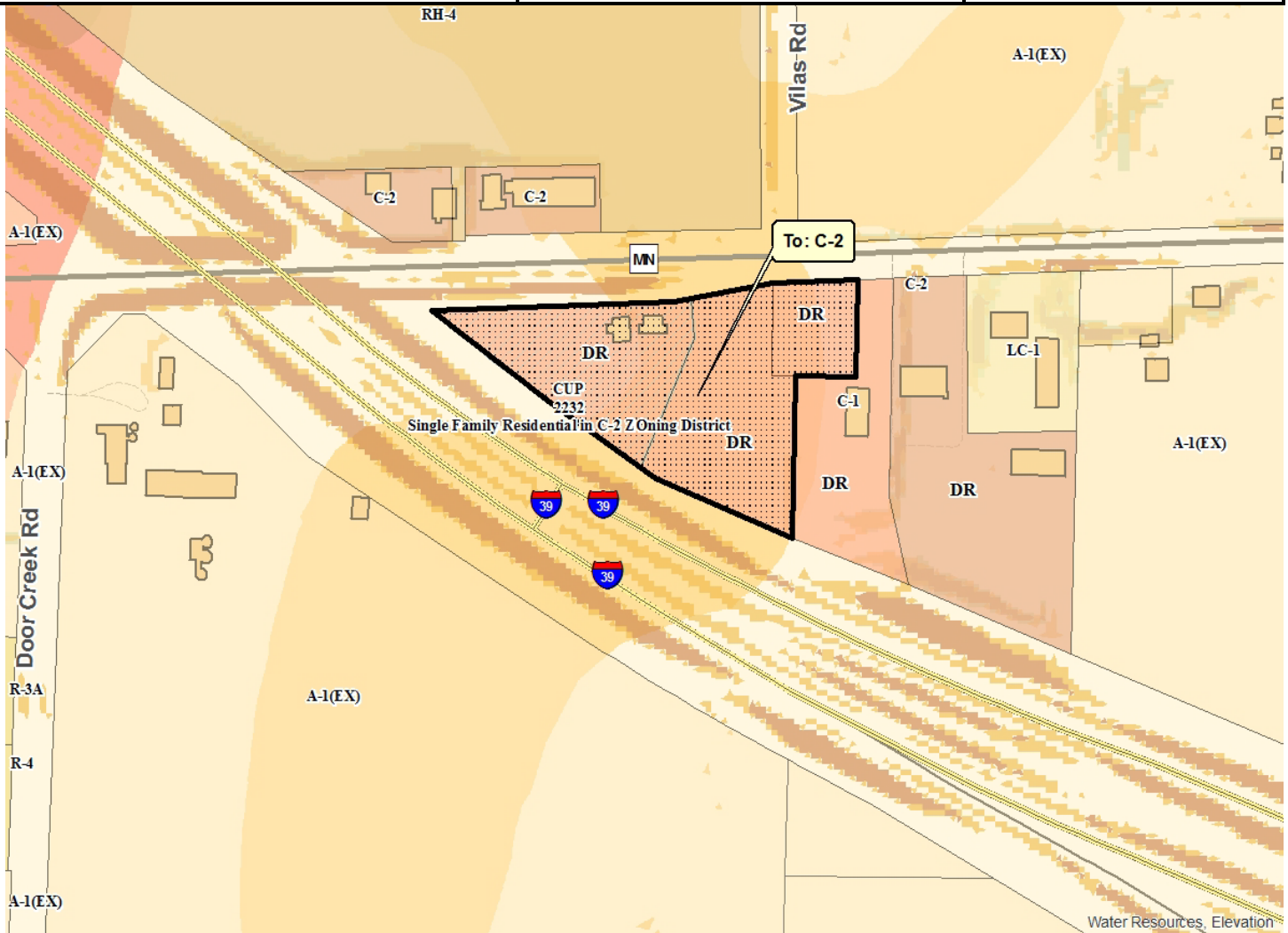
Town/sect:
**PLEASANT SPRINGS,
Section 6**

Zoning and Land Regulation Committee

Acres: 4.03
Survey Req. Yes
Reason:
**allow 150-170 mini-warehouse
storage units.**

Applicant
JAMES R ALME

Location:
**2917 COUNTY
HIGHWAY MN**



DESCRIPTION: The applicant would like to change zoning and consolidate lots to allow for mini-warehouse storage units. See proposed development plan for details.

OBSERVATIONS: The property fronts along Interstate Highway 39. The current home will be removed; the existing CUP will no longer be required. The neighboring properties consist primarily of commercial businesses, and agricultural land uses. The property is located in a "noise overlay district" due to the property being adjacent to a divided highway. Residences are prohibited within 200 feet of the highway.

TOWN PLAN: The Town Plan designates this area as "Rural Mixed Use". Commercial activities will be limited in scope and necessary conditions imposed to prevent conflicts to neighboring land uses.

RESOURCE PROTECTION: There are no resource protection areas on the site.

STAFF: The proposal meets the dimensional standards of the zoning district. Recommend approval with Town Conditions.

TOWN: The Town Board approved the petition with conditions.

Town conditions reorganized:

1. A deed restriction shall be recorded on the property to limit the land use activities to the following:
 - a. The land use shall be limited exclusively to a mini storage warehouse facility.
 - b. Billboards signs (off-premise advertising) are prohibited on the property.
 - c. On-premise advertising signs shall be in accordance with Dane County Sign Ordinances.
 - d. All lighting shall be direct down lite and shall not cause glare on the roadways or neighboring properties.
 - e. The property shall be fenced having a gated entrance with keyed access.
2. Utility easements shall be shown on the certified survey map.
3. Storm water management plan shall be approved by Dane County Land and Water Resources. A copy of the approved plan shall be submitted to the Town of Pleasant Springs within 10 days of approval.
4. Conditional Use Permit #2232 for a single family residence shall be rendered null and void.
5. A new certified survey map combining the three lots into on lot shall be approved and recorded with the Register of Deeds.
6. A Driveway Access Placement permit shall be obtained from Pleasant Springs Public Works.