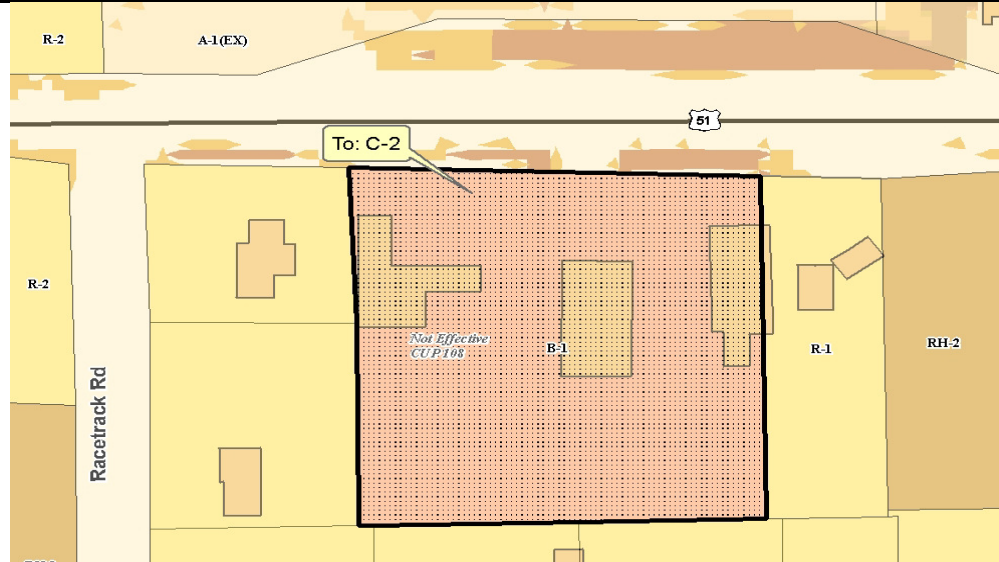




Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> February 23, 2016	<i>Petition:</i> Rezone 10944
<i>Zoning Amendment:</i> B-1 Business District to C-2 Commercial District	<i>Town/sect:</i> Dunkirk Section 09
<i>Acres:</i> 2.8 <i>Survey Req.</i> No	<i>Applicant:</i> V&B Buildings LLC
<i>Reason:</i> Zoning compliance for existing uses and expansion of land uses	<i>Location:</i> 875 US Highway 51



DESCRIPTION: The petitioner would like to expand the land uses on the property to include such uses as auto repair, outside storage of materials, and mini-warehousing. The petition has been submitted in hopes of partially correcting pending violations on the property.

OBSERVATIONS: The property was originally zoned to B-1 Business in 1960's to support an agricultural nursery operation. Since that time, the property has been used for various contractors' offices until present. Currently, the property is being used for outdoor store concrete forms, inoperable vehicles, and salvage materials. The property is located in the Urban Service Area of the City of Stoughton; however, the land is approximately 300 feet from the city limits. The property is surrounded by single-family residences.

TOWN PLAN: The Town of Dunkirk Comprehensive Plan designates this area as an Agriculture Preservation Area. The plan only permits agricultural related commercial activity in the area.

CITY OF STOUGHTON PLAN: The Stoughton Comprehensive Plan designates this area for General Business. The intent is to allow indoor retail commercial, office, and institutional land uses, with a controlled use of outdoor display. The site design shall have moderate amount of landscape features.

RESOURCE PROTECTION: The property is located outside the resource protection area.

STAFF: It appears that the proposal conflicts with the Town of Dunkirk and Stoughton Comprehensive Plans. The proposal does not provide land uses which support the agricultural industry nor does the proposed land uses fit with the future land uses noted in the Stoughton Comprehensive Plan. Staff suggests that the current zoning of B-1 Business remain on the property to limit the uses to retail and indoor commercial businesses.

TOWN: Denied.

2/23 ZLR: A motion was made by BOLLIG, seconded by SALOV, that this Zoning Petition be postponed to allow time for the applicant to work with the Town of Dunkirk regarding the denial. The motion carried by the following vote: 5-0.

STAFF UPDATE: The Town of Dunkirk showed no interest in changing the comprehensive plan or changing the zoning of the property. Staff recommends denial of the petition based on the change conflicting with the policies of the Dunkirk Comprehensive Plan and the Stoughton Comprehensive Plan.