



# Staff Report

Zoning and Land Regulation Committee

Public Hearing: **June 28, 2016**

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

Acres: 1.16  
Survey Req. Yes

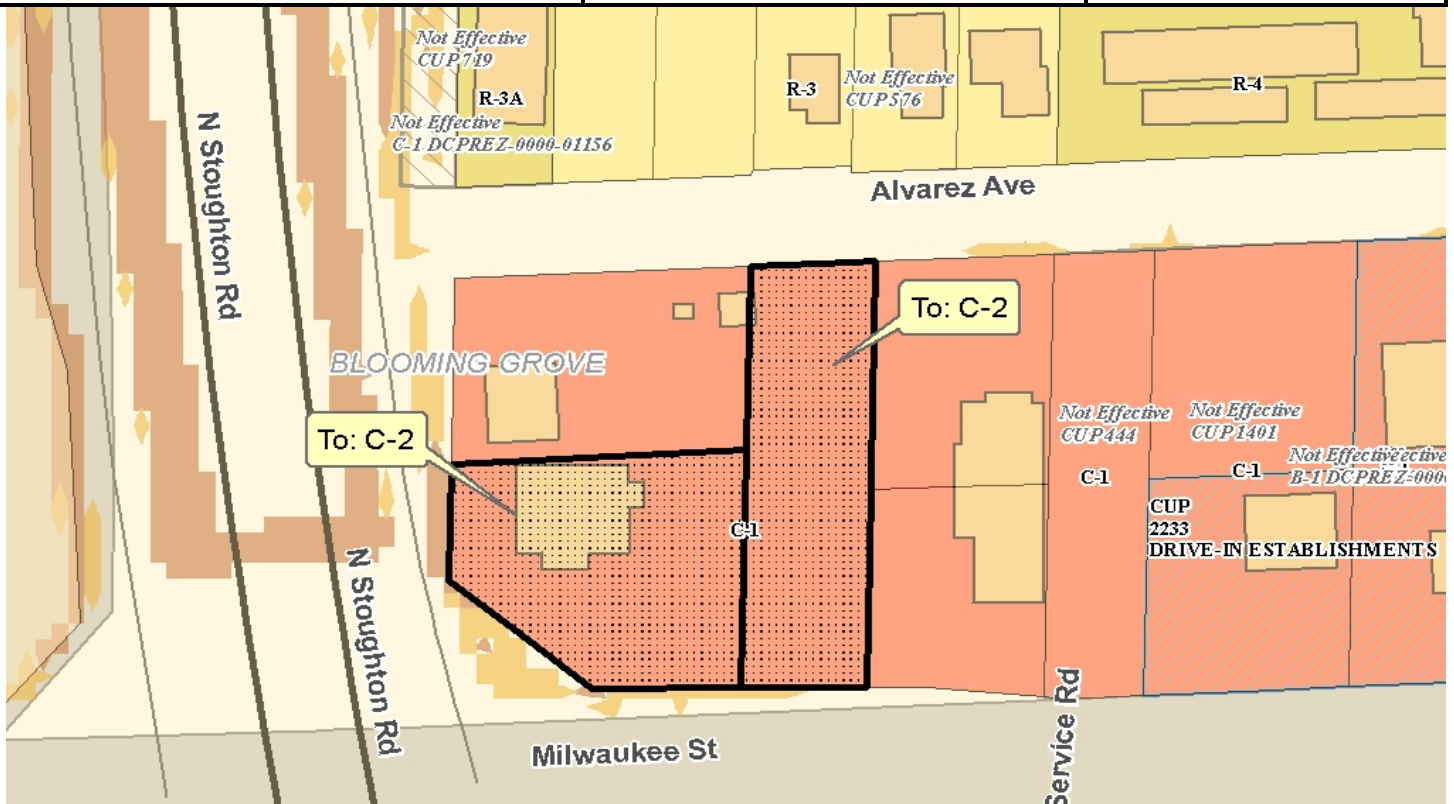
Reason:  
**Change zoning to allow a car repair business**

Petition: **Rezone 10995**

Town/sect:  
**Blooming Grove Section 04**

Applicant  
**The Fowler Company LLC**

Location:  
**4008 Milwaukee Street**



**DESCRIPTION:** Applicant requests a rezoning from C-1 Commercial to C-2 Commercial to allow a "Meineke Car Care Center" auto repair business on the property. The existing building on the property (former family restaurant) would be demolished and a new 7,048 square foot building would be erected to house the Meineke Car Care business (existing Meineke facility on Stoughton Road would be relocated to the subject property). Applicant proposes to combine the two existing parcels by deed restriction for use as a single zoning lot.

**OBSERVATIONS:** No sensitive environmental features observed. The property is bounded by Milwaukee Street (south), Alvarez Avenue (north), and the on-ramp to N. Stoughton Road (west). A McDonald's restaurant is located on the adjoining property to the east, and another commercially zoned parcel adjoins the property to the north.

**TOWN PLAN:** The property is located in the town's commercial area. The area is also denoted as a "protected area" in the City of Madison / Town of Blooming Grove cooperative plan. City planning staff have reviewed the proposal and determined that the proposed zoning change does not qualify as "development" and does not require formal city approval under the terms of the cooperative plan.

**RESOURCE PROTECTION:** No resource protection corridors located on the property.

**STAFF:** The proposal appears reasonably consistent with town plan policies. Pending any public comments at the public hearing, staff recommends the following conditions of approval: recording of a deed restriction with the register of deeds office combining the two parcels for use as a single zoning lot; all exterior lighting to be down-shrouded; all signage to comply with city of Madison ordinance requirements.

**TOWN:** Approved.