

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # DCPREZ-2018-11285

Dane County Zoning & Land Regulation Committee Public Hearing Date 5/22/2018

Whereas, the Town Board of the Town of Pleasant Springs having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 6 in favor 0 opposed 0 abstained

Town Board Vote: 0 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. *Deed restriction* limiting use(s) in the _____ zoning district to **only** the following:

- 2. *Deed restrict* the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

- 3. *Deed restrict* the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

- 4. *Condition* that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

- 5. **Other Condition(s). Please specify:**
Motion to approve Jim Alme, 2061 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent to rezone approximately 4.03 acres to combine parcel numbers: 0611-064-8010-0 (1.646 acres), 0611-064-8030-0 (1.786 acres), 0611-053-8630-0 (0.589 acres), to create a new parcel of approximately 4.03 acres total along (2917 Hwy MN) from C-1 to C-2 for mini storage warehouses.

Comment: Comprehensive Plan Displays Mixed Use area. Adjacent property is zoned commercial.

- DEED RESTRICTIONS
- 1. Restricts use to the development and operation of mini storage warehouse facilities.
 - 2. Prohibits installation of off-premise advertising signs (billboards).
 - 3. Signage and lighting to be designed to limit adverse effects on surrounding properties.
 - 4. 345 kV utility easement to be displayed and noted on CSM.

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Maria "Pili" Hougan, as Town Clerk of the Town of Pleasant Springs, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 3/22/2018

Town Clerk Maria "Pili" Hougan Date: 3/22/2018

TOWN BOARD MEETING MARCH 20, 2018

Discuss and take action on a request from Jim Alme, 2061 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent to rezone approximately 4.03 acres of parcel numbers #0611-064-8010-0, #0611-064-8030-0, and #0611-053-8630-0, to create a new parcel of approximately 4.03 acres, along 2917 Hwy MN, from C-1 to C-2 for mini storage warehouses. Jim and Lori Alme and Brian Spanos were in attendance. Supervisor Bolender reported out on the rezone request.

Motion to approve Jim Alme, 2061 Spring Road, Stoughton, WI 53589, Brian Spanos, acting as agent to rezone approximately 4.03 acres to combine parcel numbers: 0611-064-8010-0 (1.646 acres), 0611-064-8030-0 (1.786 acres), 0611-053-8630-0 (0.589 acres), to create a new parcel of approximately 4.03 acres total along (2917 Hwy MN) from C-1 to C-2 for mini storage warehouses.

DEED RESTRICTIONS

1. Restricts use to the development and operation of mini storage warehouse facilities.
2. Prohibits installation of off-premise advertising signs (billboards).
3. Signage and lighting to be designed to limit adverse effects on surrounding properties.
4. 345 kV utility easement to be displayed and noted on CSM.
5. Obtain approval from Land and Water Resource Management regarding erosion control and storm water management plan. Provide approved plan to the Town for record.
6. Restricts new parcel to no further residential development.
7. Conditional use permit #2232 (CUP), for a single family residence to become null and void no later than 12/31/2019.
8. Secure property by keyed access and fencing up to against buildings.

CONDITIONS:

1. Existing 345 kV utility easement requirements must be maintained.
2. Dane County building setback and height requirements must be met.
3. A Preliminary and Final Certified Survey Map (CSM) is required for the rezoned parcel.
4. A Driveway Access Placement form completed by Public Works must be in place prior to approval of the Preliminary CSM.
5. Owner and/or company name(s) to be listed on final CSM.
6. CSM must be approved and recorded, if CSM is not recorded the rezone becomes null and void.

Motion carried 3-0.