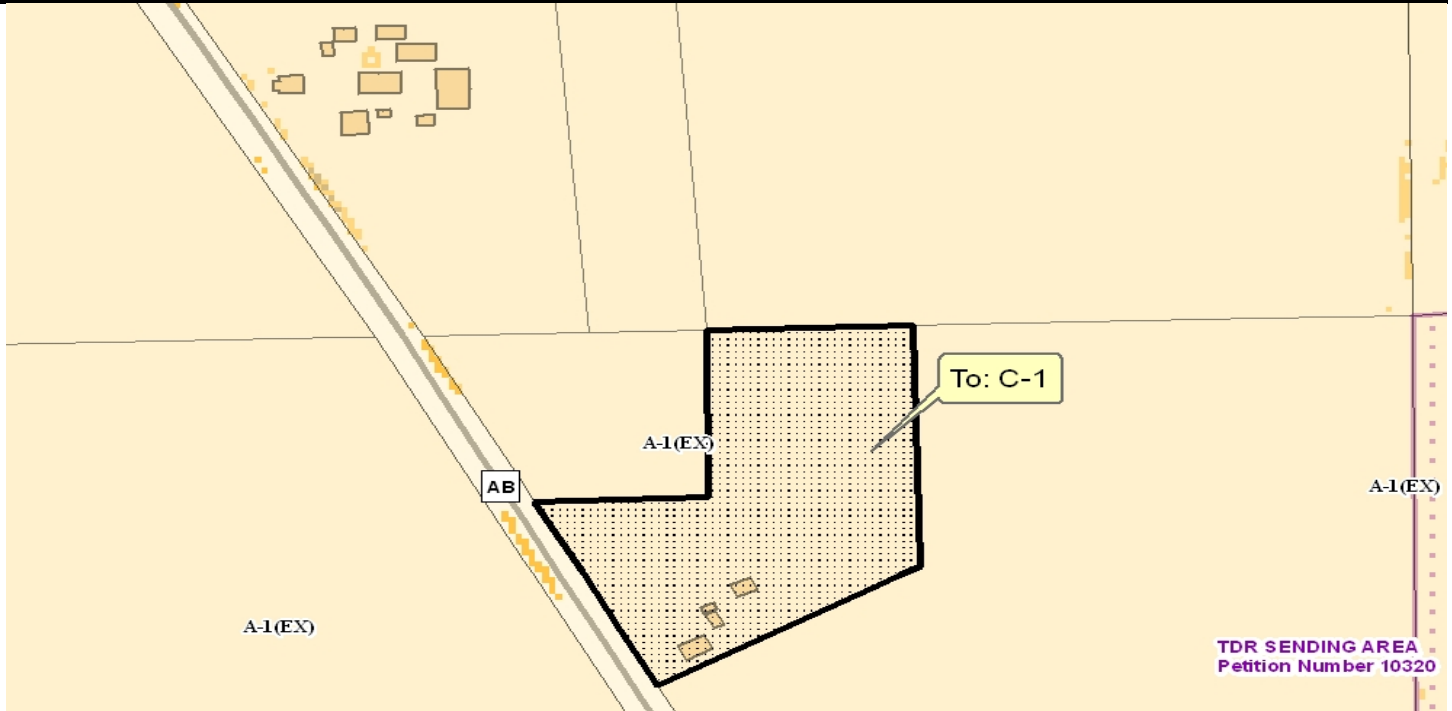




# Staff Report

<b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>May 26, 2015</b>	<i>Petition:</i> <b>Rezone 10840</b>
	<i>Zoning Amendment:</i> <b>A-1EX Exclusive Agriculture District to C-1 Commercial District</b>	<i>Town/sect:</i> <b>Blooming Grove Section 24</b>
	<i>Acres:</i> 5.2 <i>Survey Req. No</i>	<i>Applicant</i> <b>Richard E Grosse</b>
	<i>Reason:</i> <b>Allow a painting and drywall construction company</b>	<i>Location:</i> <b>3936 County Highway AB</b>



**DESCRIPTION:** Applicant is requesting C-1 zoning on the 5.2 acre property to allow construction of a new commercial building to house the relocated headquarters of Hallmark Drywall, Inc. The painting and drywall construction company employs 70-150 employees on various jobs statewide.

**OBSERVATIONS:** The property consists of 100% class II soils. No sensitive environmental features observed.

**RESOURCE PROTECTION:** There are no resource protection corridors located on the property.

**STAFF:** Note that the Town of Blooming Grove comprehensive plan was never formally submitted for adoption by Dane County. The town's year 2000 land use plan does not address the establishment of commercial uses within this area. It is unclear if the proposal is consistent with either the town's land use plan (2000) or its comprehensive plan (2005).

The City of Madison comprehensive plan, which is part of the County comprehensive plan, shows the subject property within its "Group 1" peripheral planning area (area D). These are general areas that are recommended for relatively near term city expansion and future urban development once annexed into the city. The city has not yet adopted a neighborhood plan for this area. City plan objectives include maintaining land in agriculture and open space until needed for planned urban expansion. Plan recommendations include preventing non-farm development prior to urban expansion, unless such development is consistent with a mutually approved intergovernmental agreement for the area. See attached excerpt from City of Madison comprehensive plan. It appears that rezoning and development of the property without an approved intergovernmental agreement for the area between the town and city would be inconsistent with the adopted plan.

**TOWN:** Approved with no conditions.

**5/26 ZLR:** The Committee postponed action on the petition to allow time for Staff to answer question regarding annexation of the property to the City of Madison.

**Staff Update:** The City of Madison/Town of Burke boundary agreement shows this area being annexed into the City by 2020. A specific development plan for this area has not been created by the City of Madison at this time. If approved, Staff suggests deed restricting the property to prohibit the installation of billboard signs and limiting the land use to construction contractor business or businesses owned by the Grosse Family.