
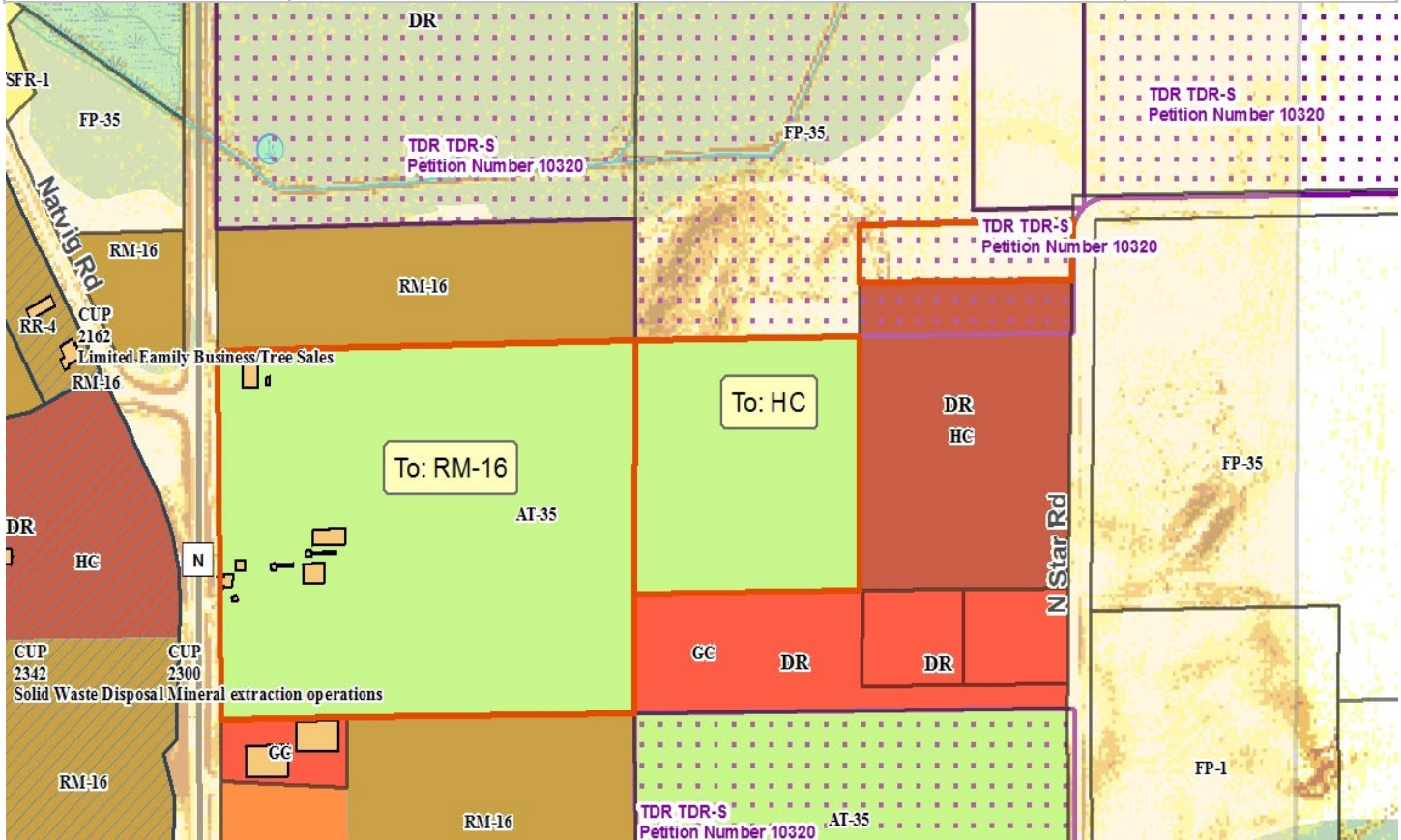
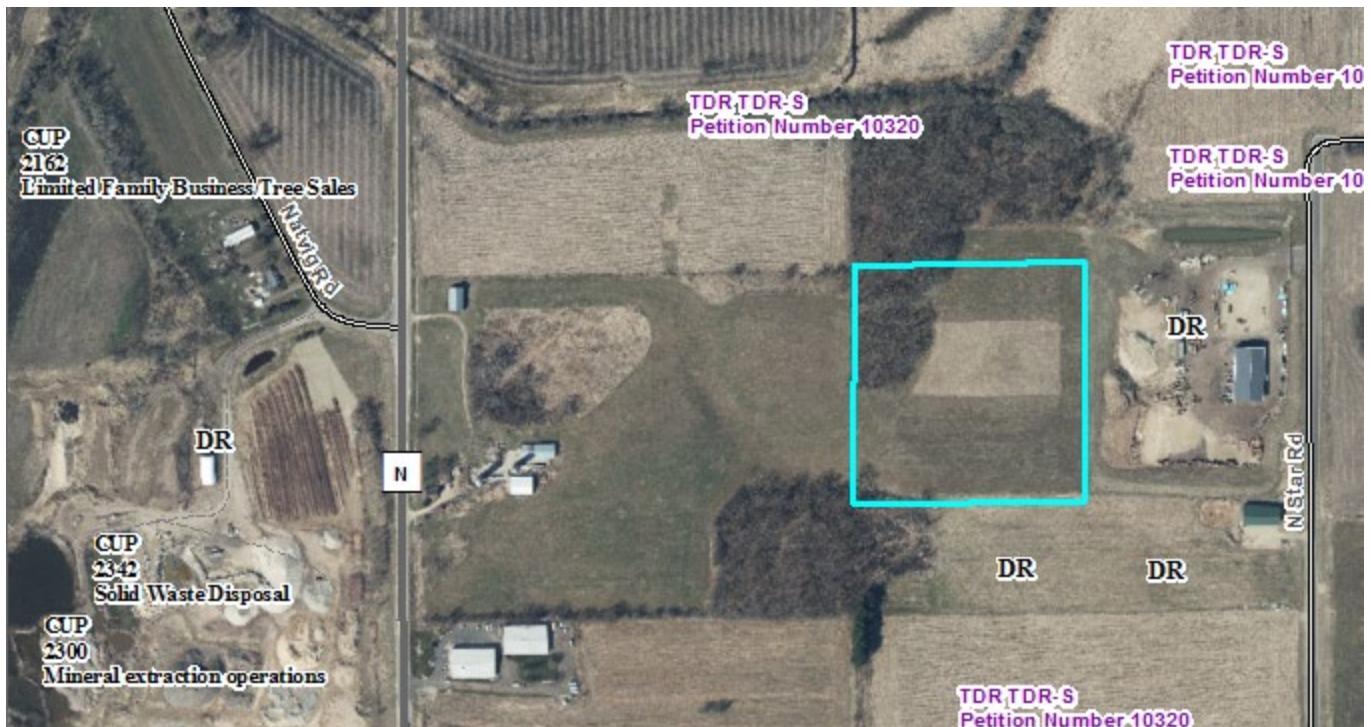


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>May 25, 2021</b>	<b>Petition 11692</b>	
	<i>Zoning Amendment Requested:</i> <b>AT-35 Agriculture Transition District TO HC Heavy Commercial District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District</b>		<i>Town/Section:</i> <b>COTTAGE GROVE, Section 28</b>
	<i>Size:</i> <b>10,28.6 Acres</b>	<i>Survey Required:</i> <b>Yes</b>	<i>Applicant:</i> <b>VLKJH SKAAR LLC</b>
	<i>Reason for the request:</i> <b>Adjacent landowner purchasing additional lands for existing commercial business</b>		<i>Address:</i> <b>EAST OF 3440 COUNTY HWYN</b>



**DESCRIPTION:**

Adjacent landowner is purchasing additional land to expand an existing commercial use. Rezoning, specifically to “allow for contractor shop/yard”, of that existing commercial use was approved in September of 2018 (see attached zoning map amendment petition #11317).



**OBSERVATIONS:** The property is surrounded by a combination of agricultural, commercial/industrial uses, including mineral extraction as well as waste disposal.

**TOWN PLAN:** The subject property is in the *Commercial Development Area*. See attached *Figure 8: Commercial Development Area Purpose and Policies* from the town comprehensive Plan. The town plan includes the following as the purpose statement for the *Commercial Development Area*:

- Enable a range of agricultural business, retail, commercial service, storage, light assembly, institutional, health care, research & development, and recreational uses.
- Require that new development meet high standards for site, building, landscape, lighting, stormwater, and signage design per Town and County ordinance requirements.
- Support development of an agricultural business center, to enhance rural research and production opportunities and build off similar initiatives in the area.
- Provide logical locations for highway-oriented commercial development consistent with the Town's character, population, needs, and public service capabilities.
- Minimize uses that focus on outdoor storage or display and that may someday require extensive public services and utilities.

**RESOURCE PROTECTION:** The property is not located in an environmental corridor.

**TOWN:** The Town Board approved the petition conditioned upon the uses and restrictions to be the same as on adjacent parcel #0711-284-9950-0 owned by Capitol Holdings LLC. (see petition #11317)

**STAFF:** Staff recommends approval with town conditions.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or [andros@countyofdane.com](mailto:andros@countyofdane.com)