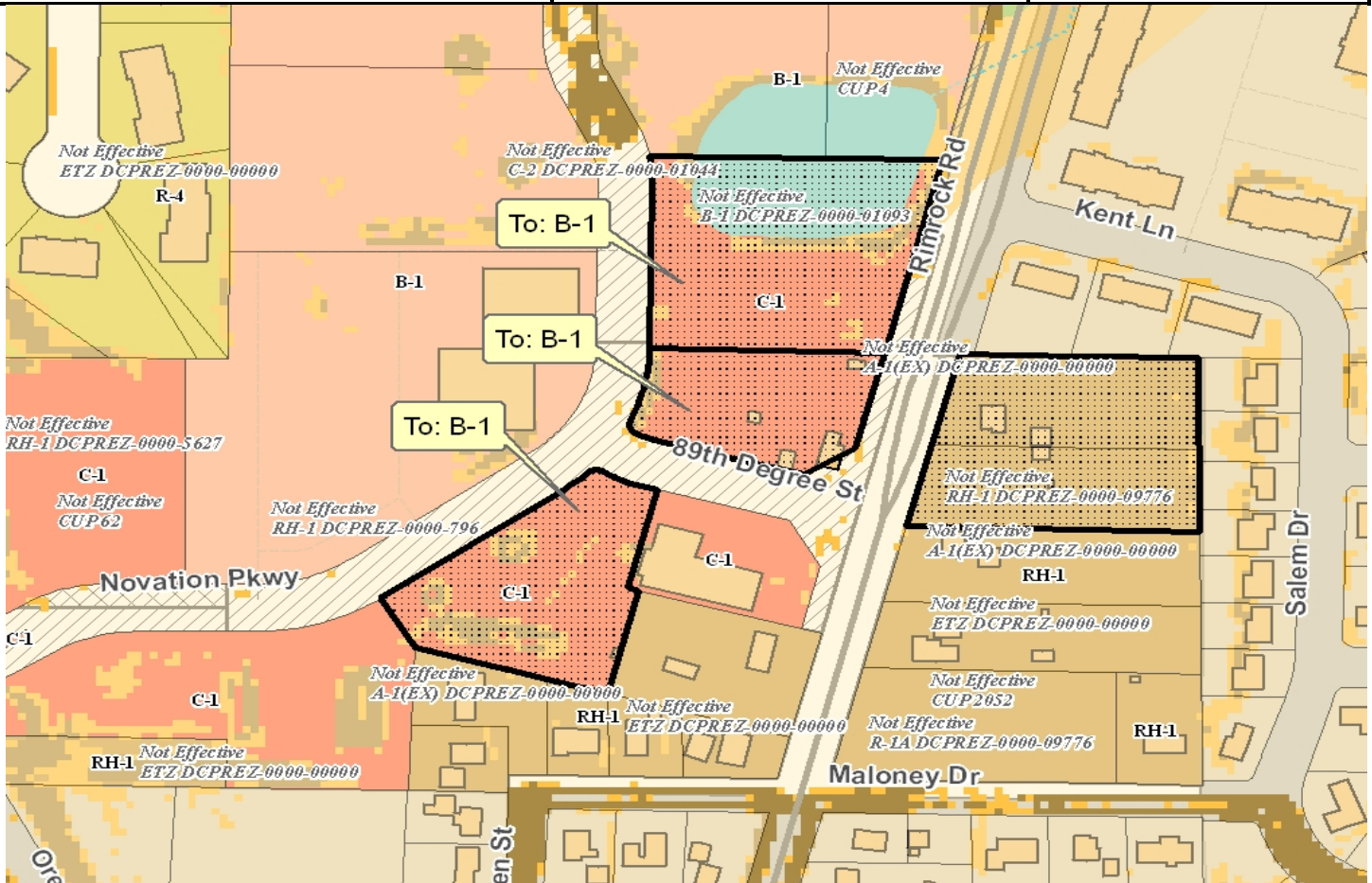




# Staff Report

<b>Public Hearing:</b> August 25, 2015	<b>Petition:</b> Rezone 10880
<b>Zoning Amendment:</b> C-1 Commercial District to B-1 Business District	<b>Town/sect:</b> Madison, Section 36
<b>Acres:</b> 1.572, 1.060, 2.214 <b>Survey Req. No</b>	<b>Applicant:</b> Mid-Town Center LLC
<b>Reason:</b> Allow less restrictive front yard setback	<b>Location:</b> North and West of 2700 Rimrock Road

## Zoning and Land Regulation Committee



**DESCRIPTION:** The applicant would like change the zoning of several properties to allow for a 5-foot front yard setback. Buildings will be able to be located close to the sidewalk which provides an urban appeal and the positioning is more consistent with the overall master plan for the campus.

**OBSERVATIONS:** The three lots are part of the Novation Campus which is located just south of the beltline. The Campus was approved in 2008 for a commercial development area. The B-1 Business District allows for a less intensive development than the C-1 Commercial Zoning District. The district allows for offices, retail, and service uses

**TOWN PLAN:** The Town of Madison does not have a comprehensive plan. However, the property is located in an area covered by cooperative plan adopted between the Town of Madison and the cities of Madison and Fitchburg. This particular parcel will become part of the City of Fitchburg eventually. The City of Fitchburg's Southdale Neighborhood Plan shows the subject property planned for commercial/employment uses. See attached map. The proposal is consistent with the Southdale Neighborhood Plan.

**RESOURCE PROTECTION:** The most northerly property contains a pond which was considered non-navigable by the DNR. The area is not subject to shoreland regulations. The properties are outside of the resource protection area

**STAFF:** The lots meet the dimensional standards of the zoning district.

**TOWN:** Approved with no conditions.