

**Staff Report**



**Zoning and  
Land Regulation  
Committee**

Questions? Contact Brian  
Standing at 267-4115

*Public Hearing:* **August 27, 2019**

*Zoning Amendment Requested:*

**A-4 Agriculture District TO C-2 Commercial District**

*Size:* **13.723 Acres**

*Survey Required:* **Yes**

*Reason for the request:*

**Expansion of existing landscaping business and zoning compliance**

**Petition 11452**

*Town/Section:*

**VERONA, Section 19**

*Applicant*

**JOEL G GRANT**

*Address:*

**2416 SPRING ROSE  
ROAD**



**DESCRIPTION:** Applicant seeks to expand an area of existing HC zoning (formerly C-2 zoning) to include an additional 13.7 acres. The property is associated with an existing landscaping business (Maple Leaf Landscaping). The landowner has no immediate intention to expand the landscaping operation, but is requesting the rezone to reserve future expansion capacity to help secure financing for the operation.

**OBSERVATIONS:** The Town of Verona adopted the new county zoning ordinance on July 2, 2019. The former C-2 district has been replaced by the HC zoning district, and the former A-4 zoning district has been replaced by the FP-1 zoning district. As shown in the application, the proposed expansion area includes existing screening that would appear to comply with ordinance requirements.

**TOWN PLAN:** The property is in an area planned for commercial development, as shown in the adopted *Town of Verona / Dane County Comprehensive Plan*.

**RESOURCE PROTECTION:** There are no mapped Resource Protection Corridors on the property.

**STAFF:** In the opinion of the zoning administrator, the town's recommendation to put this parcel in the GC zoning district would be inconsistent with the proposed use, and with the zoning of the rest of this particular operation. "Outdoor sales" is a permitted use in the HC zoning district, but is a prohibited use in the GC zoning district. Because of this, staff recommends approval to the HC zoning district, with the following conditions:

1. Within 90 days of the date of approval by the county board, the landowner must record a deed restriction limiting the rezoned parcel to the following uses:
  - a. Agriculture and agriculture accessory uses (livestock not permitted);
  - b. Undeveloped and natural resource use;
  - c. Outdoor parking, not to exceed 70 vehicles;
  - d. Outdoor sales, limited to landscaping materials
  - e. Outdoor storage, limited to plants and bulk landscaping materials.
  - f. Billboards are prohibited.
2. The existing landscape buffer along Spring Rose Road shall be maintained.
3. All development shall conform to the site plan submitted with the petition application.

**TOWN:** The Town Board approved the petition with the condition that the zoning district classification be GC - General Commercial rather than HC - Heavy Commercial. The land uses would be limited to the parking of up to 70 vehicles, agricultural uses, storage of plants, and storage of bulk landscaping materials. Billboard signs shall be prohibited on the property. The existing landscape buffer along Spring Rose Road shall be maintained.