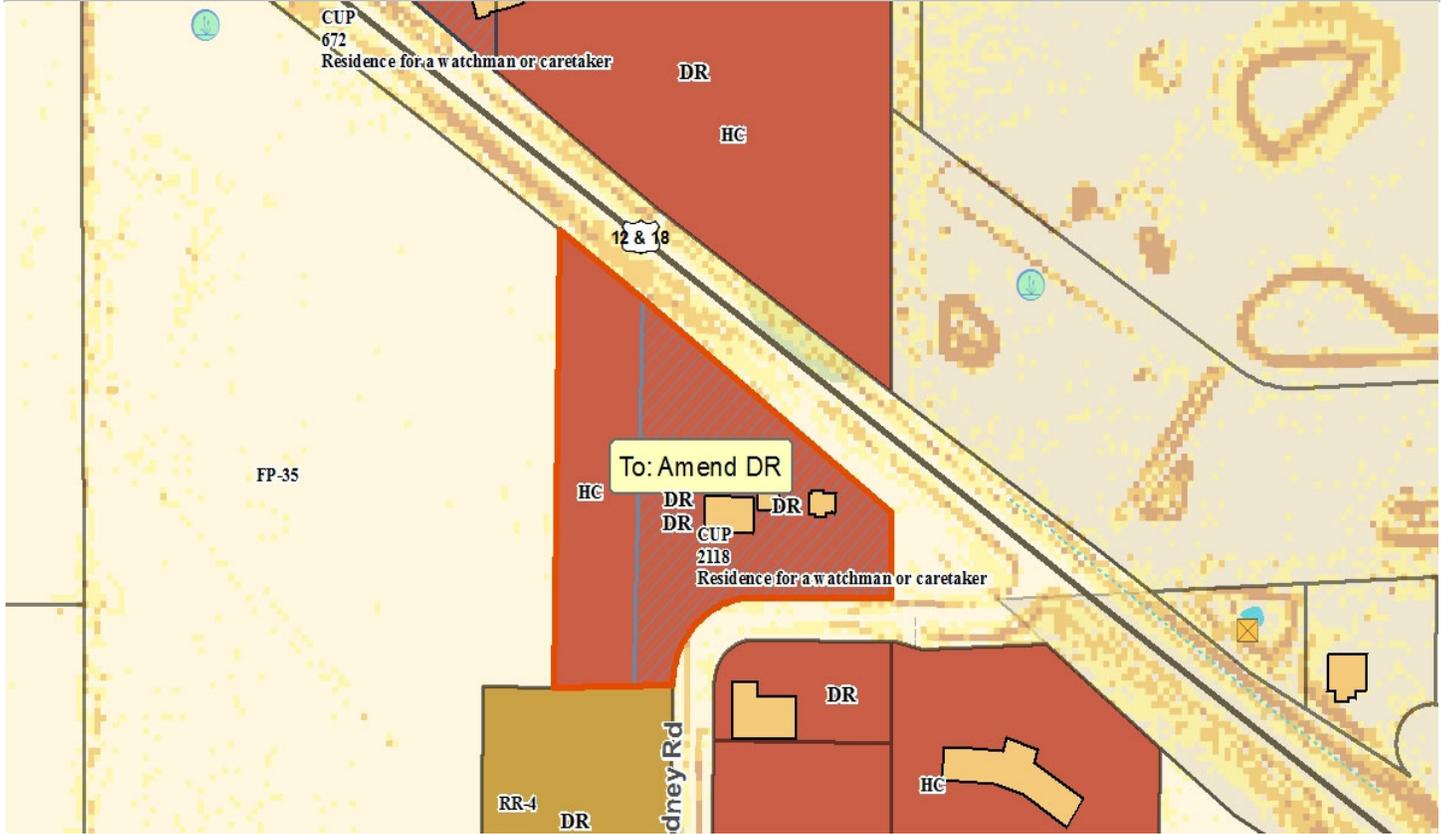


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 20, 2022		Petition 11887
	<i>Zoning Amendment Requested:</i> HC Heavy Commercial District TO HC Heavy Commercial District		<i>Town/Section:</i> CHRISTIANA, Section 2
	<i>Size:</i> 5.12 Acres	<i>Survey Required:</i> No	
	<i>Reason for the request:</i> Change of use to modify prior zoning deed restrictions to allow a personal storage facility – mini warehouses		<i>Applicant:</i> ROBERT H JOHNSON
			<i>Address:</i> 275 US HWY 12 & 18



DESCRIPTION: The applicant wishes to revise the existing deed restriction to allow a personal storage facility (mini-warehouses). The land is under contract to a prospective buyer. No other change is proposed to the current HC zoning.

This property has a long history of zoning petitions and land use restrictions. A deed restriction was placed on the property as part of a 2018 rezoning petition (#11254) which limited uses to a trailer sales business and a single-family residence, and prohibits billboard advertising signs.

The proposed development plan would result in up to 11 self-storage buildings with a total of 235 storage units, with no office space or indoor plumbing. According to the applicant, the project is planned to provide a total of 235 storage units, with phase 1 of the development consisting of 128 units with construction slated for fall of 2022 (phase 1 buildings highlighted in graphic, below). The site would be surrounded by a 6-foot tall chain link fence.

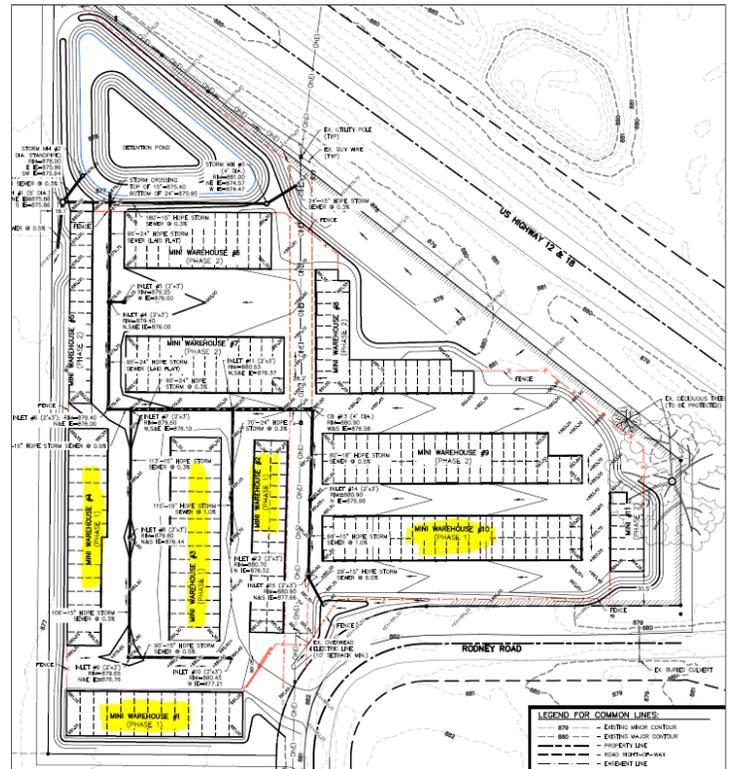
OBSERVATIONS: The site also contains a conditional use permit (CUP 2118) for a residence for a watchman or caretaker, which will be rendered null and void by virtue of the current proposal. The HC district is intended for retail, service, light industrial, lodging, and office uses where primary commercial activity may be indoors or outdoors, the commercial uses are of relatively large scale and intensity, and uses are appropriate to a highly developed area. HC zoning allows personal storage facilities / mini-warehouses as a permitted use.

The zoning ordinance requirements for the HC district specify minimum parking and loading standards (1 space per storage unit). All properties must be maintained to be free of accumulated junk or refuse.

A detailed parking, loading and circulation plan is required prior to issuance of a zoning permit for construction. Any future signage requires a sign permit from Dane County.

The applicant has submitted a landscape and lighting plan and details that depict full cutoff wall mounted lights on the buildings. All lighting, including signage lighting, will need to comply with section [10.102\(5\)](#) of the zoning code, which states that, “...any outdoor lighting associated with any permitted or conditional use shall be directed downward and away from adjacent properties and public rights-of-way, and shall be designed to minimize ambient light spill.”

The applicant will need to obtain erosion control and stormwater management permits from Dane County Land and Water Resources Department prior to development.



TOWN PLAN: The property lies within the town’s “commercial corridor”, defined as being along US 12/18 within 1.5 miles of the Village of Cambridge municipal boundary.

RESOURCE PROTECTION: The site contains wetland indicators, but a new delineation found no wetlands exist on site. There are no other resource protection corridors on the property.

TOWN: The Town Board approved the petition with no conditions.

STAFF: Town plan policies are primarily focused on preserving agriculture and the rural atmosphere, with non-farm commercial development generally discouraged in the town.

The plan does not designate any specific areas for future commercial development, but rather provides for limited commercial development opportunities along the Highway 12/18 corridor within 1.5 miles of the village of Cambridge. The majority of the commercial development that has occurred in the town in the past decade has been along Rodney Road near the subject property.

The site is located at the primary western entryway to the Village of Cambridge. The applicant and staff both reached out to the village for any comments on the proposal. The village did not provide formal comments, but during its discussions the village board indicated a desire that the applicant install some manner of landscaping and/or berming along US 12/18 to ensure an aesthetically pleasing appearance to the development.

Staff requested that the applicant provide additional information regarding various aspects of the proposed development, including total number of units proposed, development phasing, lighting, fencing/landscaping, signage, and building design. The additional information provided is available in the legistar file for this petition.

Staff expressed concerns about lighting and the need to ensure will be no glare visible from Highway 12 & 18, the need to ensure that signage will not be distracting to vehicles and will comply with Chapter 10 sign regulations, and requested landscaping improvements along the highway to address the Village’s concerns. These concerns were addressed with new information and plan modifications, as well as the recommended conditions below.

Pending any concerns expressed at the ZLR Public Hearing, staff recommends approval of the petition subject to the following conditions:

That the property owner shall record an amendment of restrictions document with the Register of Deeds Office that replaces the existing deed restrictions found in Document #5450838, and states the following:

1. Commercial land uses of the property shall be limited exclusively to the following:
 - a. Personal storage facilities (mini-warehouses)
 - b. Office uses
2. The installation of off premises (billboard) signage is prohibited.
3. The size and number of signs shall comply with the approved plans. All signs constructed on the property shall comply with Dane County zoning regulations for signage and lighting.
4. Outdoor storage of any materials, personal items or vehicles is prohibited.

Any questions about this petition or staff report please contact Majid Allan at (608) 267-2536 or allan@countyofdane.com