



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **July 25, 2017**

Zoning Amendment:
RH-3 Rural Homes District TO LC-1 Limited Commercial Dist

Acres: 2.03
Survey Req. Yes

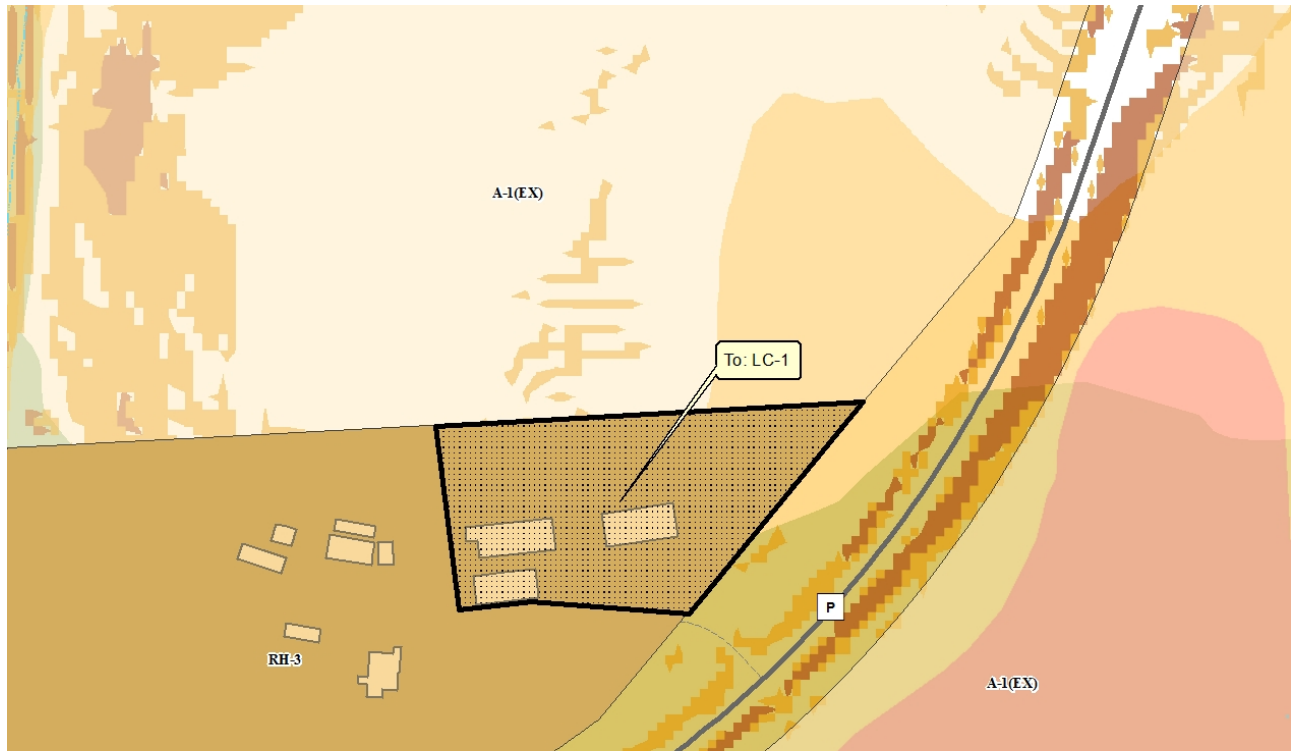
Reason:
ZONING TO ALLOW FOR LAWN CARE COMPANY OPERATIONS

Petition: **Petition 11155**

Town/sect:
CROSS PLAINS, Section 33

Applicant
KENNETH H SCHULENBERG

Location:
3311 COUNTY HIGHWAY P



DESCRIPTION: The applicant proposes to create a new 2-acre LC-1 zoned parcel to allow operation of a landscaping, snow removal, and lawn care business.

OBSERVATIONS: Neighboring uses of property are agricultural and rural residential. No new development proposed on the LC-1 parcel.

TOWN PLAN: The property is located in the town's Agricultural Preservation area.

RESOURCE PROTECTION: No areas of the resource protection corridor located on the property.

STAFF: The proposal appears reasonably consistent with town plan policies. The applicant lives in the residence located on the adjoining RH-3 parcel. The town's conditional approval includes restrictions on the scope of limited commercial uses. In addition to the town conditions, staff recommends the following deed restriction to ensure compliance with the town density limitation:

1. Deed restrict proposed lots 1 and 2 to tie them together so that they may not be sold separately.

TOWN: The Town approved the petition with the following conditions:

1. The business use shall be limited to a lawn care and landscape/snow removal (property maintenance) business.
2. The outside storage of landscape materials and equipment and landscape/snow removal equipment.
3. Hours of operation shall be M-F 6am to 9pm; M-Sat seasonally for lawn care and hours as necessary for snow removal.
4. No Signs
5. Outdoor lighting shall be limited to building and site security lighting that minimizes off site illumination.
6. No On-site sales of materials to the public/
7. Number of employees shall be limited to 20.
8. The business shall comply with all the application materials as presented.