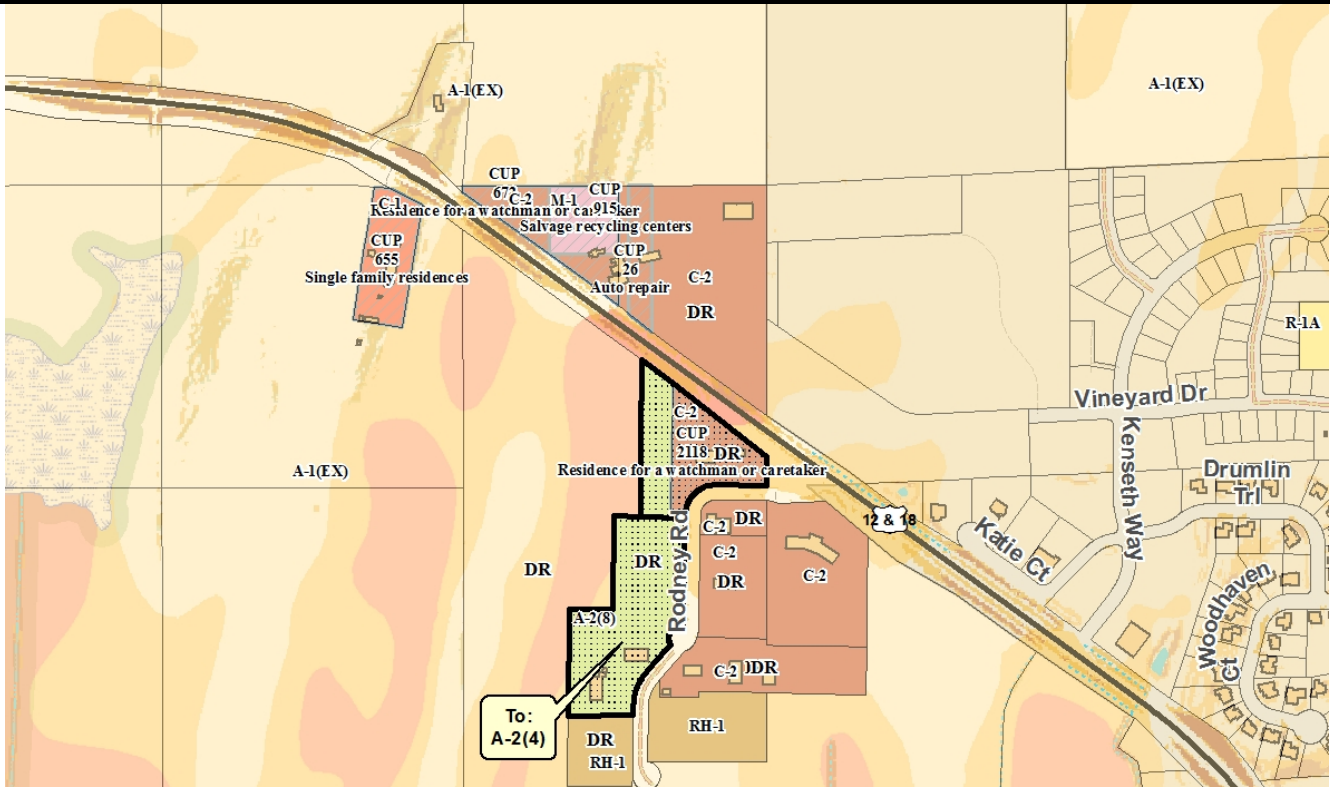




Staff Report

Public Hearing: March 27, 2018	Petition: Petition 11254
Zoning Amendment: A-2 (8) Agriculture District TO C-2 Commercial District, A-2 (8) Agriculture District TO A-2 (4) Agriculture District	Town/sect: CHRISTIANA, Section 2
Acres: 2,7.1 Survey Req. Yes	Applicant ROBERT H JOHNSON
Reason: Expansion of existing commercial lot	Location: 275 US HIGHWAY 12 & 18

Zoning and Land Regulation Committee



DESCRIPTION: Applicant is seeking to revise the existing lot lines between two adjoining parcels. The proposal would expand an existing C-2 commercial parcel from 3 acres to 5 acres in size, with a corresponding reduction in size of the adjoining A-2(8) parcel going from 9 acres to 7 acres. The existing A-2(8) parcel would be rezoned to the A-2(4) category as a result of the reduction in size. The applicant is requesting the expansion of the C-2 parcel in order to provide a larger buildable area for any potential future commercial use. The C-2 parcel is currently deed restricted to limit the land uses exclusively to a "trailer sales" business and a residence for a watchman or caretaker.

OBSERVATIONS: Although the property has frontage on US Highway 12/18, access to the property is via Rodney Road. Surrounding land uses include agriculture and commercial. No sensitive environmental features observed. No new development currently proposed. The Village of Cambridge comprehensive plan shows a future north / south extension of Rodney road to connect US 12/18 to CTH PD to the south.

TOWN PLAN: The entire town of Christiana is designated as an agricultural preservation area. 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: No areas of resource protection corridor on the property.

STAFF: Previous petition #10810 proposed a similar expansion of the C-2 property as what is currently proposed. Concerns were expressed about the proposal potentially conflicting with the future extension of Rodney Road as depicted in the Village of Cambridge comprehensive plan. As a result, petition #10810 was amended to shrink the size of the C-2 parcel into its current configuration. In addition, the C-2 parcel was deed restricted to limit uses exclusively to the owner's trailer sales business and the single family residence on the property.

Continued on page 2, below.

STAFF, Continued:

The applicant has contacted the village of Cambridge and Wisconsin Department of Transportation to determine if there are any concerns with the proposal in light of the possible future extension of Rodney Road. The village board took up the issue at a meeting on 3/13/18 and notified the applicant that they do not intent to extend Rodney Road and had no issues with the proposed reconfiguration of the existing parcel.

Given that the town has sought to maintain influence over the types and intensity of commercial uses occurring along US Highway 12/18 through the use of conditional zoning approval, staff would recommend applying similar use restrictions as those imposed under previous petition #10810. If / when the property is sold and/or a new commercial use is proposed, a petition can be submitted to again amend the restrictions.

Staff recommends the following conditions of approval:

1. Deed restrict the C-2 property to limit uses exclusively a trailer sales business and single family residence.
2. Deed restrict the C-2 property to prohibit the installation of off-premises advertising (billboard) signs.

TOWN: Approved