
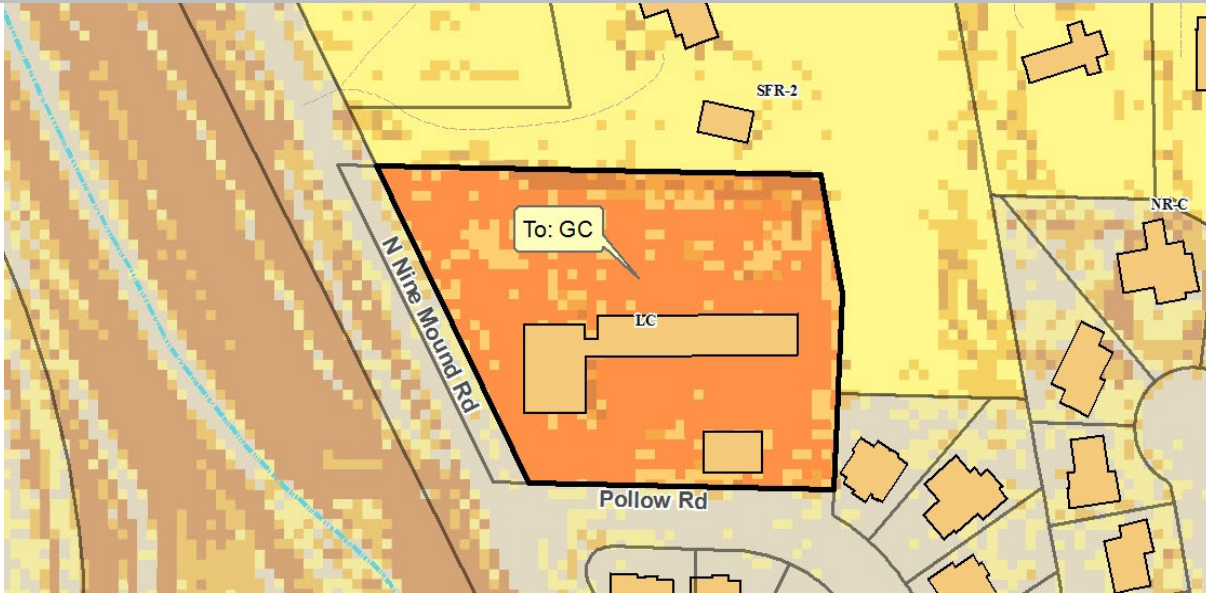


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 26, 2021	Petition 11634
	<i>Zoning Amendment Requested:</i> LC Limited Commercial District TO GC General Commercial District	<i>Town/Section:</i> VERONA, Section 16
	<i>Size:</i> 2.9 Acres	<i>Survey Required:</i> No
	<i>Reason for the request:</i> changing zoning district to allow for an additional building to be constructed for an existing electrical contracting business	
		<i>Address:</i> 2650 N NINE MOUND ROAD



DESCRIPTION: Landowner wishes to rezone an existing 2.9 acre lot from the LC (Limited Commercial) zoning district to the GC (General Commercial) zoning district to allow for the construction of an additional 4,500-square-foot building. The LC zoning district limits commercial building area to a maximum of 10,000 square feet.

OBSERVATIONS: The existing electrical contracting business on the site includes three existing buildings and approximately 62,420 square feet of impervious surface. The surrounding neighborhood is predominately residential. The property is adjoins the City of Verona municipal boundary, on the west and south sides of the property.

TOWN PLAN: The property is in an Urban Residential: Single-Family Residential (Private Septic) area in the *Town of Verona / Dane County Comprehensive Plan*. The primary intent of this classification is to identify areas suitable for future single-family residential housing and multiple-family dwellings within the context of an urban setting.

RESOURCE PROTECTION: An intermittent stream and associated floodplains flows within 120 feet of the west property line. Based on the site plan submitted with the application, proposed new construction would be beyond 300 feet from the stream, and so would be exempt from shoreland impervious surface limits. Compliance with Chapter 11 shoreland erosion control and Chapter 14 storm water requirements will be required.

STAFF: The proposal meets the dimensional requires of the zoning district and will facilitate the modest growth of and existing business. The town has place limitation on the property to allow the expansion to fit into the surrounding neighborhood.

TOWN: The Town Board approved the petition limiting the land use specifically to an electrical/contractor operation and limiting a maximum of 20 vehicles being parked outside. The landowner is required to submit a site plan, landscaping plan, and lighting plan for review and approval.

JAN 26th ZLR Meeting: The Committee postponed action due to public opposition. The neighbors expressed concerns regarding light pollution; the removal of personal storage places on the property; additional landscaping needed for buffering; and the height of the proposed building.

STAFF UPDATE: The petitioner has submitted preliminary plans to address the concerns of the neighboring residences. 25-watt direct down lit light fixtures will be used to reduce lighting to a minimum. Lighting will not be present on the north side of the building. Landscaping will be installed along the north and east side of the building to create a buffer. Specific details of the lighting and landscaping will be required to be approved by the Town Board as part of their approval.

If approved, Staff suggests the follows conditions (Town conditions):

1. A deed restriction be recorded on the property to limit the land uses to an electrical/contractor business. The restriction shall limit a maximum of 20 vehicles being parked outside.
2. A site plan, landscaping plan, and lighting plan shall be approved by the Town Board prior to the issuance of a zoning permit for the proposed building.

COUNTY BOARD RE-REFERRAL: The County Board referred the petition back to the ZLR Committee in order to add a missing town condition that was not included as part of the County ordinance amendment.

STAFF UPDATE: If approved, Staff suggests the following conditions:

1. A deed restriction be recorded on the property to limit the land uses to an electrical/contractor business. The restriction shall limit a maximum of 20 vehicles being parked outside and require Town Site Plan approval for the construction of any future buildings.
2. A site plan, landscaping plan, and lighting plan shall be approved by the Town Board prior to the issuance of a zoning permit for the proposed building.

Questions? Contact Brian Standing at standing@countyofdane.com

Revised by Roger Lane lane.roger@countyofdane.com