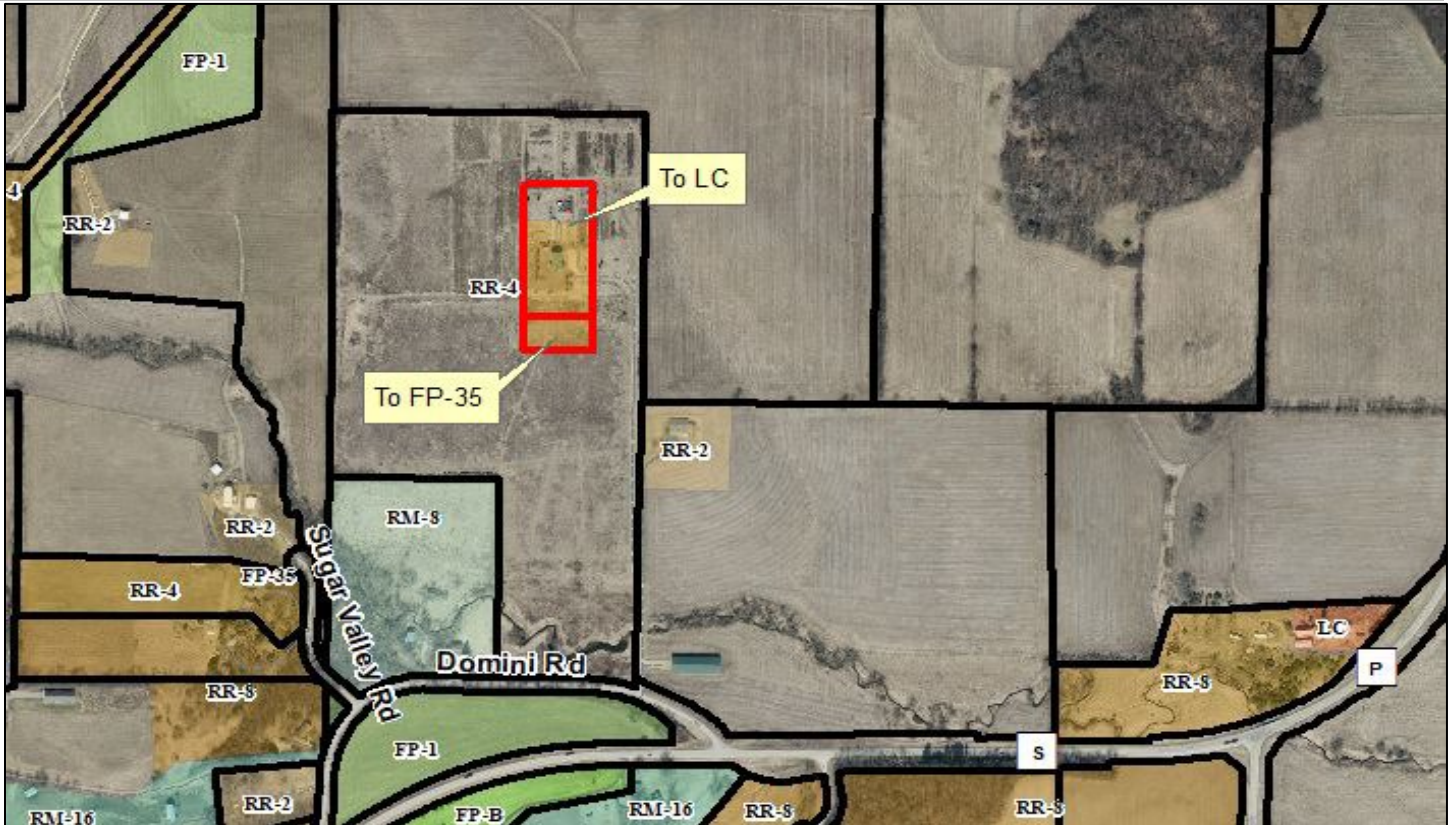


Staff Report  Zoning & Land Regulation Committee	Public Hearing: July 22, 2025		Petition 12181
	Zoning Amendment Requested: RR-4 Rural Residential District and FP-35 Farmland Preservation District TO LC Limited Commercial District; RR-4 Rural Residential District TO FP-35 Farmland Preservation District		Town, Section: CROSS PLAINS, Section 33
	Size: 2.43,2.57,1.70 Acres	Survey Required: No	Applicant: ROBERT E KLEBBA & DAVID WAUGH
	Reason for the request: Change zoning to allow for a commercial use - office		Address: 8910 DOMINI ROAD



DESCRIPTION: Heartland Ecological Group is requesting that the current residential spot zone on the property be changed LC Limited Commercial zoning in order for the business to move to this location. Heartland is an ecological consulting firm which restores sensitive environmental areas throughout Wisconsin. Their proposal is to use the existing building as office space and construct a 5,000 square-foot shop facility. The property could be an ideal location for ecological training given the stream, wetland, and floodplain located on the southernly portion of the property.

OBSERVATIONS: The property consists of 64 acres and is accessed from Domini Road by a joint driveway which is located on the adjacent property to the east. A perennial stream (Sugar River) bisects the south end of the property. Floodplain and wetlands are located along the river. There is an existing office/residence/warehouse building on the property along with several greenhouses. Approximately 6 acres of the land has been used for plant propagation.

A portion of the property was rezoned to residential in 2001 in order to allow the construction of a residence and various other activities. A conditional use permit was also obtained to operate a bed and breakfast along with retail sales of nursery stock. The house was never constructed; however, the property has been used for nursery plants sales for several years. The sales of nursery stock that is grown on the property would be considered an agricultural use and would be permitted on the FP-35 zoned property.

COMPREHENSIVE PLAN: The proposal does not impact development. Land use changes are consistent with the Comprehensive Plan. For questions about the Plan, contact Senior Planner Bridgit Van Belleghem vanbelleghem.bridgit@danecounty.gov.

DANE COUNTY LAND AND WATER RESOURCES: Stormwater management and erosion control permits will be needed for proposed development.

RESOURCE PROTECTION: As noted above, there are sensitive environmental features on the south end of the lot. There is an established driveway going through this area that serves this property and the adjacent residential lot. No additional disturbance to the area is anticipated. Heartland Ecological Group is looking at using this area for restorative training purposes.

TOWN ACTION: The Town Board recommended approval of the petition conditioned upon the following limitations: Occasional retail sales limited to 8-5 daily, Normal business hours 7-7 weekdays, Maximum parking on sight for 30 vehicles, Deed notice that the property retains 1 development right, Applicant shall contract for waste & recycling, and any new outside lighting should be dark-sky compliant.

STAFF RECOMMENDATION: The proposal appears to be consistent with the Town Plan policies and staff would recommend approval with the following conditions.

1. A deed restriction shall be recorded on the property that states:
 - a. Occasional retail sales of nursery stock that is grown on the property shall occur between the hours of 8am to 5pm daily.
 - b. Normal business hours shall occur between the hours of 7am to 7pm, weekdays.
 - c. The landowner shall be responsible for contracting with a waste disposal company for waste and recycling.
 - d. There shall be no more than 30 vehicles parked on the property.
 - e. Any new outside lighting shall be dark-sky compliant.
2. A deed notice shall be placed on the property that states:
 - a. One housing density right is remaining on the property pursuant to the Town of Cross Plains density policies found under the Town of Cross Plains Comprehensive Plan.

Please contact Roger Lane at (608) 266-9078 or lane.roger@danecounty.gov if you have questions about this petition or staff report.