



Dane County Planning and Development Department

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April 21, 2025

Kayla Sipple
South Central Landscaping
PO Box 526
Cambridge, WI 53523

RE: Status of approval of Rezoning Petition #12140

Dear Kayla,

On February 24, 2025, the Dane County Zoning and Land Regulation Committee postponed action on Rezoning Petition 12140 after the public hearing. The postponement was due to staff concerns regarding the proposal. Many concerns needed additional information to address.

It has been some time since the public hearing and I feel that it is best to clarify staff concerns in order to provide an insight on the recommendations that County Staff will be making on the proposal.

Town Comprehensive Plan

The County Staff report expressed concerns regarding development policies found in the Town Comprehensive Plan. The report identifies that the property is in the Agricultural Preservation Area. Some commercial development could be allowed as long as it fits with the rural character of the town. The Town of Christiana has recommended approval for the location of the proposed landscape company, however, did not comment on any other potential development.

County Staff is concerned that development beyond the amount that is proposed will be out of character with the neighborhood. The area is primarily agriculture with no commercial development within its proximity. The Town Plan notes that conditional zoning will be used to ensure the development fits the rural character of the Town. In addition, the State Highway Department has limited highway access to no more than 50 vehicle trips per day. As a result, County Staff will recommend that a deed restriction be placed on the property to limit the development to what is proposed. If future development is to occur, the proposal will need to be approved by the Town and County by amending the deed restriction. The deed shall include the following language:

1. The development of the property shall be limited to one landscaping/snowplowing company.
2. The development shall be limited to one building with 1600 square feet office/showroom area and 7,200 square feet of warehouse.
3. The development shall be limited to the specified outdoor material storage area and paved outdoor vehicle/equipment storage as depicted on the site plan.
4. The development shall be limited to the specific outdoor display area as depicted on the site plan.

5. Signs for the development shall be limited to the ones submitted as part of the approval.
6. Lighting for the property shall be limited to the design submitted as part of the approval.
7. Screening and landscaping shall be install as submitted as part of the approval.

Sensitive Environmental features

The Staff report identifies that 2/3rds of the property is covered with sensitive environmental features due to the proximity to Mud Creek. The primary concern is that the FEMA FIRM map identifies the proposed access route being within a Flood Storage District, Zone A. Also, the site plan shows a detention basin being located in the Flood Storage District area. County Staff is awaiting on a flood study report that will establish the flood hazard area so that development on the site can be adjusted according.

Lighting

County Staff expressed concerns regarding lighting and screening for the development. The property is located along US Highway 12/18 and State Highway 73 and is highly visible. The neighborhood contains very few light sources. Staff is concerned that the exterior lighting will cause a distraction (glare) to vehicles driving on the highways. Given the lack of lighting in the area, County Staff feel that lighting should be kept to a minimum to fit the character of the neighborhood.

The lighting plan that was submitted shows illumination up to 40 footcandles. The lighting scheme is similar to the intensity of a mini-market fueling station canopy. County Staff feel that the proposed lighting is excessive and would not fit into the character of the neighborhood. In addition, it appears that the proposed lighting would cause a hazard for motorists. Staff will suggest that the following requirements be incorporated into the design:

1. The average lighting intensity shall be limited to no more than 5 footcandles. A photometric plan shall be provided listing the lights used in the design along with mounting heights.
2. Outdoor light posts should be used in the design rather than wall packs given the close proximity to major highways. Light poles shall be limited to no higher than 18 feet. If wall packs are used, the luminaire shall be of a design that the light source shall not be visible from the public roadway. Wall packs shall be mounted no higher than 12 feet above the surface.
3. Light temperature shall not exceed 3200 Kevin.
4. Cut sheets shall be provide for all light fixtures detailing the style, watts, and mounting height.

Building Design and signs

The application did not provide much information regarding the style of the building or proposed signs. County Staff is concerned that the style of building will not match the neighborhood. The Heavy Commercial Zoning District allows for extremely large signs that would be out of character for this rural area. County Staff is requesting the following additional information be provided for review:

1. Building plans shall be provided showing the exterior style of the building.
2. A sign plan shall be provided showing the size and location of all proposed signs. Information shall be provided on the illumination of the signs.

Landscaping and Screening

The information provided very little information of the landscaping proposed or how the outdoor material/equipment storage area will be screened. The plan shows that no landscaping will be installed along 12/18. There is a 70'x140' paved area along Hwy 12/18 that is not designated for a use. County Staff is concerned that the development will be out of character for the neighborhood as present. Staff is suggesting that a landscaping and screening plan be provided showing the following:

1. Provide landscaping plan shown the type and size of vegetation proposed to be planted.
2. Landscaping (trees) shall be provided along Hwy 12/18 to break up the starkness of the building.
3. Equipment/storage area shall be shifted to the southeast corner of the building in order to provide distance from the roadways. Additional natural screening or fencing shall be provided for the storage area to shield the area from 12/18 and Fadness Road.
4. Elevation views shall be provided for storage bins.

Stormwater management

Dane County Land and Water Resources Department provided an initial review of the site design. They found that the detention basin was located with a floodplain area which is prohibited. The site design may need to be reconfigured depending upon the outcome of the flood study. Once a site plan is established, the site will need to be reviewed by Dane County Land and Water Resources Department and a preliminary stormwater review letter obtained.

Septic System

Application states that a septic system will be installed on the site. No information has been provided that shows that the soils are suitable for a septic system. Information shall be provided showing that the soils on the property are suitable for a septic system. The area should be shown on the site plan.

Regards,

Roger Lane
Dane County Zoning Administrator

Town Clerk, Town of Christiana
Dane County Senior Planner Majid Allan
Dane County Assistant Zoning Administrator Rachel Holloway