

RESOLUTION 2022-01
OPPOSING THE REZONING OF LAND AT 533 WATERLOO ROAD TO HC HEAVY
COMMERCIAL

WHEREAS, the Village of Marshall (“Marshall”) has received notice and information associated with an application to Dane County to rezone parcel # 0812-151-8421-2 at 533 Waterloo Road in the Town of Medina (“Proposed Rezone Area”) to the HC Heavy Commercial zoning district to accommodate a vehicle repair operation without connection to public sanitary sewer or water service, and to enable such other heavy commercial uses that the HC district allows; and

WHEREAS, the Proposed Rezone Area is adjacent to Marshall on its north side, within 500 feet from Marshall on both its west and east sides, adjacent to the Marshall urban service area, and located on a road with shared jurisdiction between the Marshall and the Town of Medina; and

WHEREAS, Marshall has planned and zoned undeveloped lands directly across Waterloo Road from the Proposed Rezone Area for medium density residential use, per its comprehensive plan and zoning map, and has included such lands in its tax incremental district #2 project plan to facilitate such use; and

WHEREAS, also through its comprehensive plan, Marshall has indicated that it will “support industrial areas that are well-designed, including high-quality materials and landscaping, that contribute to the economic stability of the village *without degrading its natural or residential environments*”; and

WHEREAS, the Proposed Rezone Area is planned within an agricultural preservation area on Town of Medina and Dane County plans, wherein rezonings for non-agricultural commercial uses such as that proposed are generally discouraged, and

WHEREAS, the Marshall Village Board finds that the rezoning to HC of the Proposed Rezone Area, and the proposed and allowed uses in that zoning district, would:

1. Be inconsistent with the adopted plans of Marshall, the Town of Medina, and Dane County, including by degrading the emerging residential environment to the north in Marshall and facilitating a non-agricultural heavy commercial use.
2. Impede Marshall and property owner plans, zoning, and development programs to develop lands directly across Waterloo Road for medium density residential uses, which would address a community and county-wide housing shortage.
3. Enable heavy commercial uses without provision of urban services typically provided to such uses or urban road improvements, even though such services are in close proximity.

NOW, THEREFORE, BE IT RESOLVED, that the Marshall Village Board urges the Dane County Zoning and Land Regulation Committee to recommend that the County Board reject the requested rezoning of the Proposed Rezoning Area to HC Heavy Commercial, and that they County Board reject the rezoning.

Passed by a majority vote of the Village Board on January 11, 2022.


Chris Campbell, Village President


Lindsey Johnson, Village Clerk