



Staff Report

Public Hearing: **February 25, 2014**

Petition: **CUP 2260**

Zoning Amendment:
A-1Ex Exclusive Agriculture District to A-1 Exclusive Agriculture District

Town/sect:
Albion Section 15

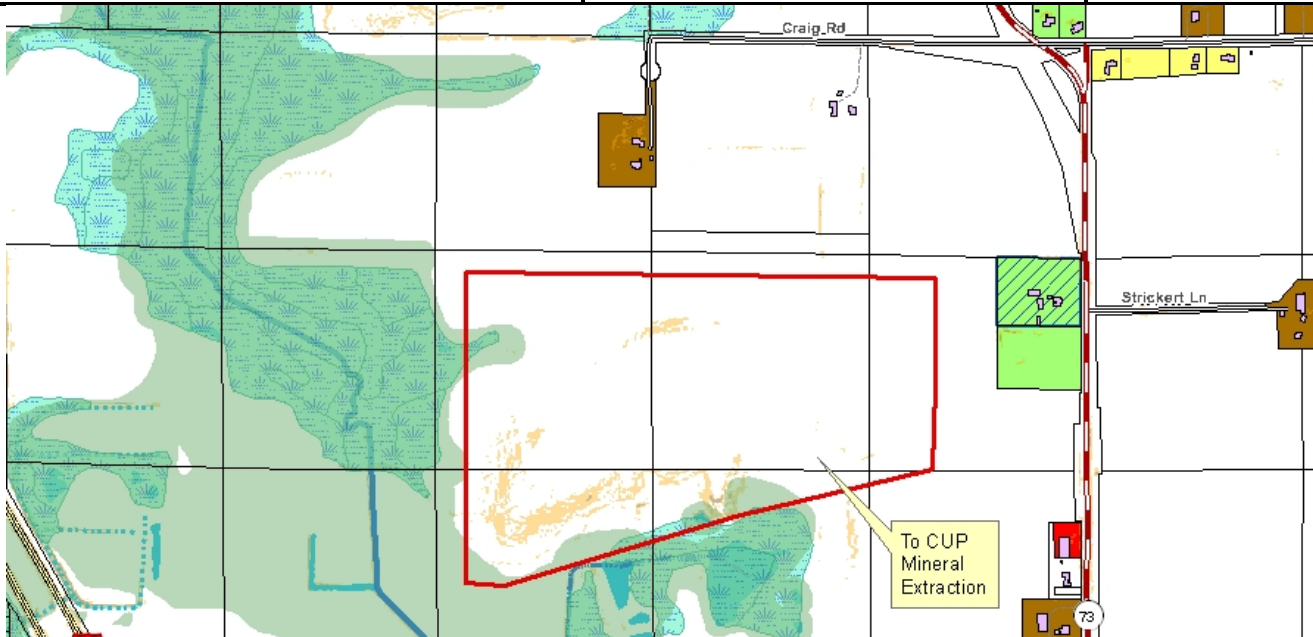
Acres: 105
Survey Req. No

Applicant
Crazy Acres Inc

Reason:
Mineral Extraction

Location:
West of 983 State Highway 73

Zoning and Land Regulation Committee



DESCRIPTION: Yahara Materials would like to obtain approvals to create a 100-acre mineral extraction site located between Interstate 39 and Highway 73. It is anticipated that the materials will be used for the reconstruction of Interstate 39 and other highway projects in the immediate vicinity.

OBSERVATIONS: The proposal located in an area with low housing density. There are 4 home sites located approximately 1000 feet away from the site. The northern part of the site consists of Class I and II soils. The boundaries of the site have been drawn to avoid the sensitive environmental features on the property.

TOWN PLAN: The Town Comprehensive Plan identifies this area as Agricultural Preservation and Compatible Rural Uses. Mineral extraction operations are listed as an acceptable use within the district. It appears that the proposal is consistent with the policies of the Town Comprehensive Plan.

RESOURCE PROTECTION: The Town Plan identifies water features, wetlands, and floodplains as part of their resource protection area. The Dane County Comprehensive Plan identifies slopes exceeding 20% grade as part of the resource protection area. The proposal appears to be outside of these areas.

STAFF: See Staff Report.

TOWN: The Town of Albion has approved the Conditional Use Permit conditioned up a 10-year expiration date.

2/25 ZLR Action: Motion by Hendrick / Bollig to postpone until the March 11th meeting; motion carried, 5-0. YGP:2-0. The adjacent landowners expressed concerns for depreciation of property values, noise, dust, and affect the potential sale of their property.

3/11 ZLR Action: Motion by Bollig / Hendrick to postpone action on the Conditional Use Permit until such time that the Town of Albion Board has an opportunity to review the prepared staff conditions and evaluate public concerns; motion carried; 5-0. YGP: 0-0-1 Severson abstained.

2/24 Town Action: The Town Board reviewed the proposal and accepted the County's proposed conditions. One condition was added. A map showing the adjacent owners and excavation area was to be included in the submittal.

3/25 ZLR Action: Motion by Kolar / Bollig to postpone until the applicant submits information regarding wetland protection and the information is reviewed by County Staff; motion carried, 5-0. YGP:2-0.

Staff Update: The applicant had the proposal reviewed by an environmental consultant. The operations plan has been revised per the consultant's suggestions. The erosion control plan is being processed through Dane County Water Resource Engineering Department.