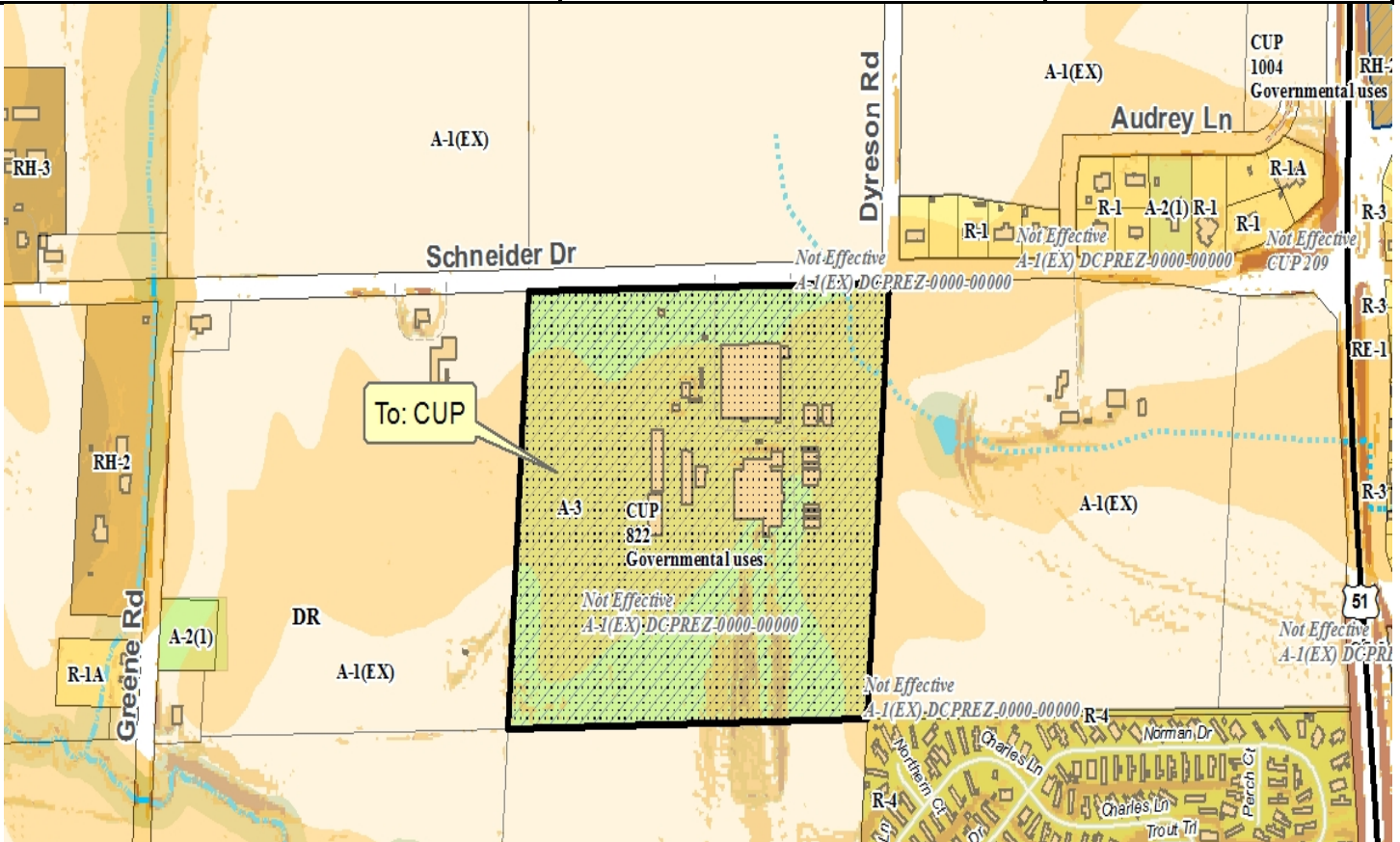




Staff Report

Zoning and Land Regulation Committee

Public Hearing: May 23, 2017	Petition: CUP 2377
Zoning Amendment: None	Town/sect: Dunn Section 27
Acres: 40 Survey Req. No	Applicant Board of Regents University of Wisconsin-Madison
Reason: Allowing the use of a high and low rope course	Location: 3725 Schneider Dr



DESCRIPTION: Applicant, UW Madison Board of Regents, requests approval of a Conditional Use Permit for expansion of existing governmental uses on existing 40 acre A-3 zoned property to allow the use of a high and low ropes course for staff and students of UW Madison, and other guests as part of the university's Adventure Learning Program (ALPS). Hours of operation would be daylight hours, including evenings and weekends, with operations varying seasonally as weather permits. Only trained and authorized instructors would be allowed to operate the course.

OBSERVATIONS: No sensitive environmental features observed on the property. The only new structural development is a proposed 30' x 30' restroom facility and storage shed (note that the site is located in the town's limited sewer service area). The restroom / storage facility and ropes course will be enclosed by a fence and restricted from public access. No outdoor loudspeakers or lighting is proposed. Pole heights to support the ropes course would not exceed 50'.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal appears consistent with town plan policies and the use should result in little, if any, impact to neighboring properties. Staff recommends that the CUP be approved inclusive of the governmental uses occurring on the property and to replace previous CUP 822.

TOWN: Approved, with conditions (incorporated in staff recommendations, below).

Proposed Conditional Use Permit # 2377

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. The conditions below are inclusive of the town's required conditions. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The Conditional Use Permit is for Governmental Uses for the University of Wisconsin-Madison.
2. Governmental uses occurring on the property include and shall be limited to the following uses listed below. Any proposed new future use(s) shall require town and county approval of an amendment to this Conditional Use Permit:
 - Electrical engineering research labs
 - Mechanical engineering research labs
 - General engineering research labs
 - Physics research labs
 - Physical Sciences Lab (PSL)
 - Machinery & electronics shop facilities
 - General campus cold storage
 - Restored prairie recreational area
 - Community gardens
 - Staff & visitor parking
 - General university offices and support functions
 - High and low ropes course, restroom facility and storage building.
3. Approval is subject to ongoing compliance with the terms of the operations plan:
 - a. Hours of Operation: Hours of operation are daylight dependent. The facility will be used by groups during standard business hours as well as evenings and weekends. Spring, summer, and fall will be the primary use seasons when weather conditions allow.
 - b. Anticipated Customers: UW-Madison trained and authorized facilitators/instructors will be the only allowed individuals to operate the ropes course. The course will only be used by groups who have contracted with the UW's Adventure Learning Program (ALPS). This facility will not be open to the public.
 - c. Outside Storage: A 30'x30' restroom facility and storage shed is proposed as indicated on the plan. This facility along with the entire ropes course will be enclosed by a fence.
 - d. Outdoor Activities: Low and high ropes course modules. Pole heights not to exceed 50'.
 - e. Outdoor Lighting: There will be no outdoor lighting.
 - f. Outside Loudspeakers: There will be no outside loudspeakers or amplification improvements.
 - g. Proposed Signs: Limited to existing signage. There are no new signs proposed for this facility.
 - h. Trash Removal: Trash removal services will be coordinated with the existing facilities. No new dumpsters or recycle containers are anticipated.