



# Staff Report

Public Hearing: **September 29, 2015**

Petition: **Rezone 10898**

Zoning Amendment:  
**A-1EX Exclusive Agriculture District to RE-1 Recreational District**

Town/sect:  
**Cottage Grove Section 15**

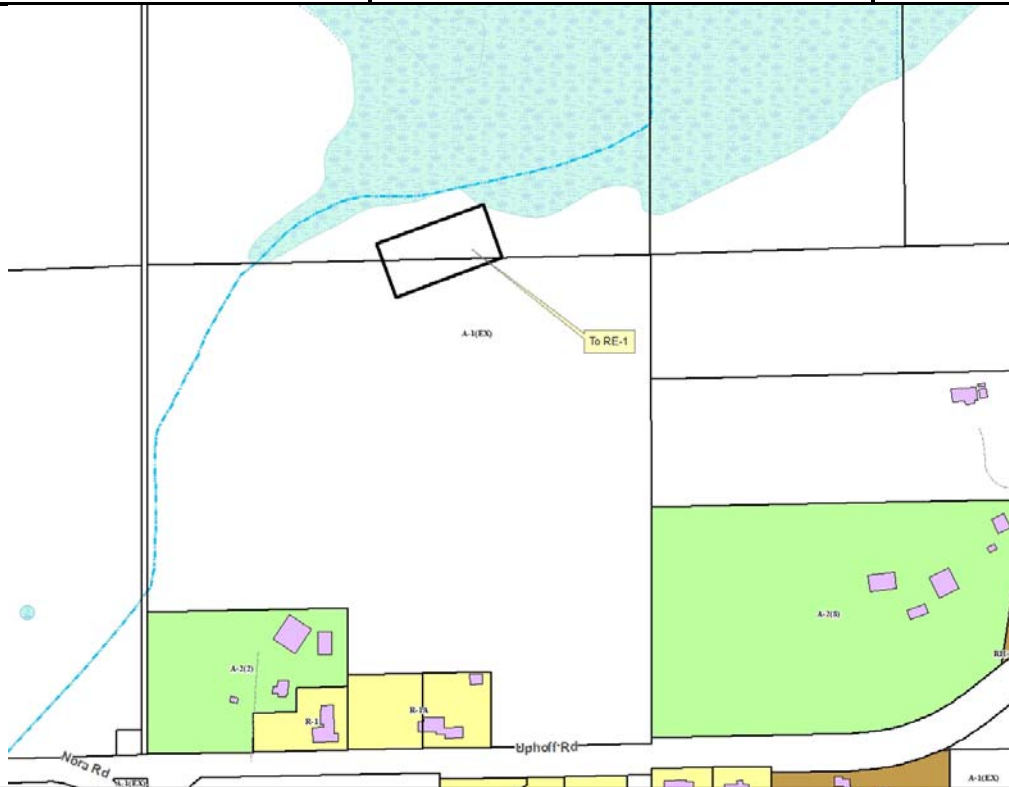
Acres: 1.03  
Survey Req: No.

Applicant  
**Huston / MARCS**

Reason:  
**Allow the flying of model airplanes by Madison Area Remote Control Society**

Location:  
**North of 2342 Uphoff Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** Applicants proposed to create a 1-acre RE-1 Recreational zoning area to allow for the operation of radio controlled aircraft by members of the Madison Area Radio Control Society (MARCS). An existing field road will provide access to the site. No structures are proposed and the area will not be separated from the Huston farm.

**OBSERVATIONS:** The property consists of approximately 50% hydric soils. An intermittent stream / drainage ditch is located just north of the property. No sensitive environmental features located in the 1-acre area. Agricultural uses surround the proposed RE-1 lot. There are single-family dwellings located approximately 1100'-1500' to the south.

**VILLAGE/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 proposed use appears reasonably consistent with town plan policies. Potential nuisances include traffic accessing the site, and noise associated with the operation of gasoline powered engines. Consideration should be given to limiting hours of operation for gasoline powered engines, and limiting the flight area to airspace at least 1,000 feet away from neighboring residences.

**TOWN:** Approved, with conditions: "Electric flying allowed sunrise to sunset 365 days per year (unanimous vote by Town Board). Gas and glow flying limited to a maximum of 8 times on every other Thursday and Saturday from April 26 through June 18, 2016, from 10 a.m. to 2 p.m. on Thursdays and 10 a.m. to 4 p.m. on Saturdays. Planes must be certified/documented to be below 85 dBA at 50 feet prior to flying, with compliance of this monitored by club members during flight. The Town will re-evaluate with input from neighbors at their June 20, 2016 meeting. (Town Board vote was 3 in favor, 2 opposed)."