



Staff Report

Public Hearing: **February 27, 2018**

Petition: **CUP 02407**

Zoning Amendment:
TO CUP: CHARTER SCHOOL

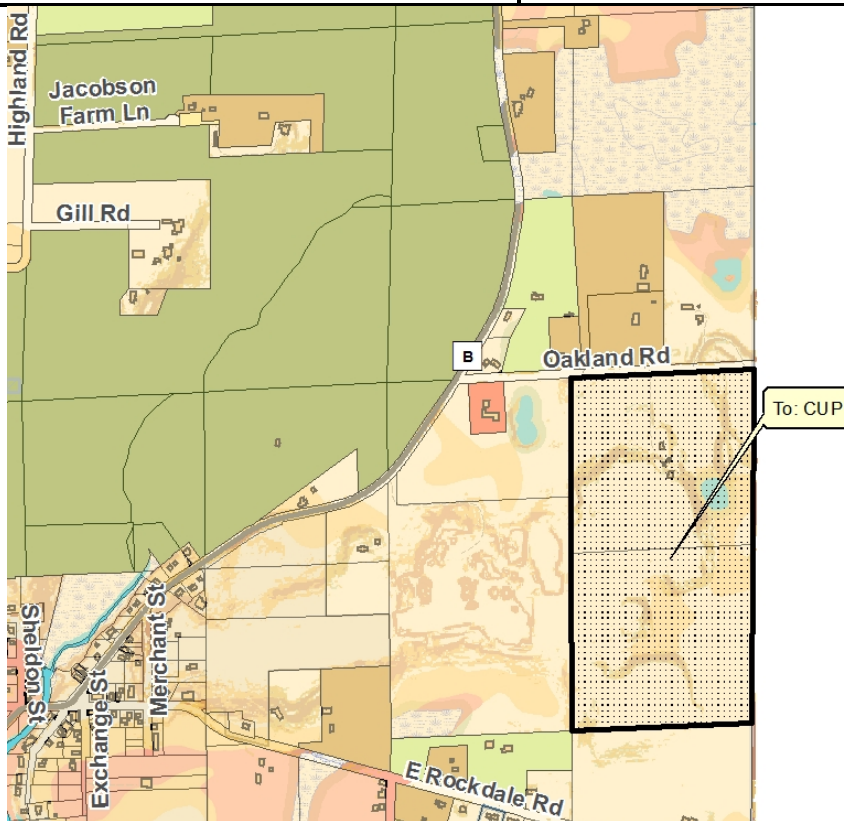
Town/sect:
CHRISTIANA, Section 24

Zoning and Land Regulation Committee

Acres:
Survey Req.
Reason:

Applicant
CAMBRIDGE SCHOOL DISTRICT

Location:
37 OAKLAND ROAD



DESCRIPTION: The Cambridge School District has owned the ~80 acre “Severson Farm / Learning Center” since 1989 when the property was gifted to the district by Oscar and Mabel Severson. The district has operated the property as a school forest / outdoor and agricultural education annex since that time. The district is now requesting approval of a Conditional Use Permit to allow the establishment of a Charter School on the property. The proposed Charter School would begin operations in the 2018-19 school year with standard hours of operation between 7:30am-3:30 pm, 2 full time employees, and between 11-25 students. Special events and workshops are also anticipated to take place periodically.

OBSERVATIONS: Property consists of agricultural land, woodlands, and the existing farm house and accessory buildings. Surrounding land uses include agriculture/open space, mineral extraction (adjacent property to west), and scattered rural residences. Note that the property sits on the county line with Jefferson County (town of Oakland).

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

RESOURCE PROTECTION: No areas of resource protection corridor located on the property.

STAFF: Proposed Charter School use appears reasonably consistent with town plan policies and represents a relatively modest extension of the longstanding use of the property by the Cambridge School District. Staff has recommended a number of conditions of approval on page 2, below.

TOWN: Approved with conditions: 1) That the hours of operation are between 7:00 am and 5:00 pm and the anticipated number of students does not exceed fifty (50). 2) Special Events will be Summer School events only, and will be Events sanctioned by the School District.

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. 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. This Conditional Use Permit shall cover the following uses of the property: operation of a Charter School and associated nonprofit / governmental uses.
2. Hours of operation are between 7:00am and 5:00pm.
3. Number of school students shall not exceed fifty (50).
4. Adequate off street parking and interior traffic circulation shall be provided in accordance with section 10.18 of the Dane County zoning ordinance.
5. Special events will be Summer School events only, with such events sanctioned by the Cambridge School District. For such special events, adequate sanitary facilities (temporary and/or permanent) shall be provided to accommodate anticipated number of patrons.