
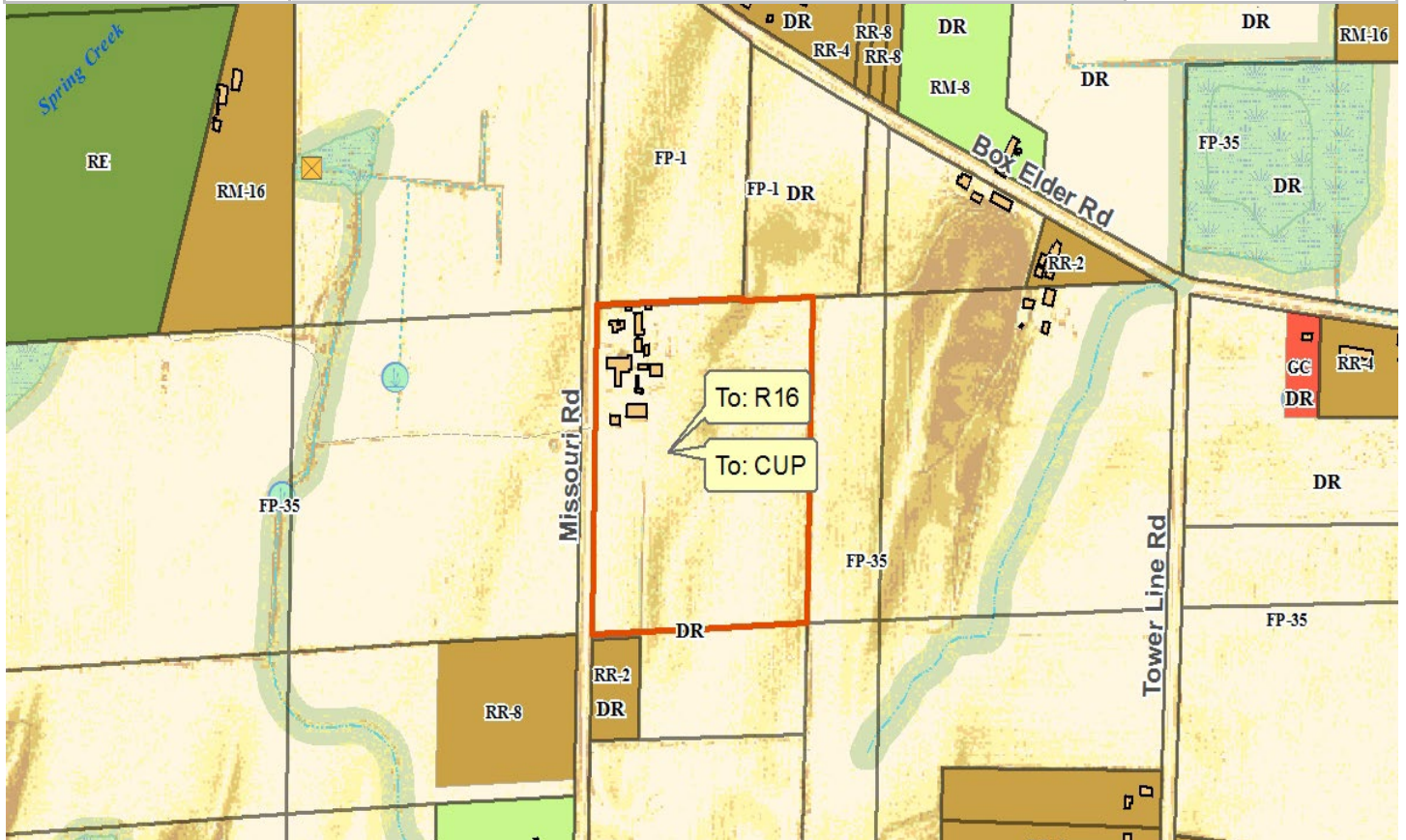


<p>Staff Report Pam Andros</p>  <p>Zoning and Land Regulation Committee</p>	<p><i>Public Hearing:</i> May 25, 2021</p>	<p>CUP 2519</p>
	<p><i>Zoning Amendment Requested:</i> Conditional Use Permit (CUP) for governmental uses.</p>	<p><i>Town/Section:</i> MEDINA, Section 23</p>
	<p><i>Size:</i> 30.7 Acres <i>Survey Required:</i> Yes</p> <p><i>Reason for the request:</i> CUP for governmental uses in the RM-16 zoning district (see associated petition #11697), for allowing a new Town Hall and related structures.</p>	<p><i>Applicant:</i> TOWN OF MEDINA</p> <p><i>Address:</i> 5536 MISSOURI ROAD</p>



DESCRIPTION: The town of Medina is requesting a rezone/CUP for a new Town Hall. Currently the property is made up of tilled and fallow cropland and an abandoned farmstead (house, barn and outbuildings). The proposal includes maintaining the existing cropland and demolishing all but three of the existing farm buildings. Eventually the town will move all of its operations to this new site. Operations include a town hall maintenance garage and recycling center, and will incorporate the three saved structures into a salt shed and two cold storage buildings (see site plan below).

OBSERVATIONS: Currently the land is in agricultural use and is surrounded by agricultural land and a few rural residences. The existing farm buildings are located in the northeastern corner of the parcel (see image below), and is where the new town hall will be located.



COUNTY ZONING ORDINANCE

Compliance with Standards Required for Granting Conditional Uses: Chapter 10 provides eight standards for granting a CUP in Section **10.107(7)(d)(1)**, as follows:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. That 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. That 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. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
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.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
7. That the conditional use is consistent with the adopted town and county comprehensive plans.
8. If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the finding described in Section 10.220(1)

CONDITIONS:

The town board and zoning committee shall impose, at a minimum, the following conditions on any approved conditional use permit, which are common across all CUPs:

- 1) Any conditions required for specific uses listed under s. 10.103.

- 2) The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
- 3) New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
- 4) The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
- 5) Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
- 6) Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
- 7) All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
- 8) Off-street parking must be provided, consistent with s. 10.102(8).
- 9) If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be born by the landowner. Costs born by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
- 10) The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
- 11) The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
- 12) The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
- 13) Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

TOWN PLAN: The subject property is located in the *Agricultural Preservation* land use area, where some non-agricultural land uses are allowed. This proposal is consistent with the Town and County Comprehensive Plans.

RESOURCE PROTECTION: The subject property is not located in an environmental corridor.

TOWN: Having found all 8 standard met, the town approved.

STAFF: Staff recommends approval with the standard conditions found in Chapter 10.

Any questions about this petition or staff report please contact Pamela Andros at (608) 261-9780 or andros@countyofdane.com

