
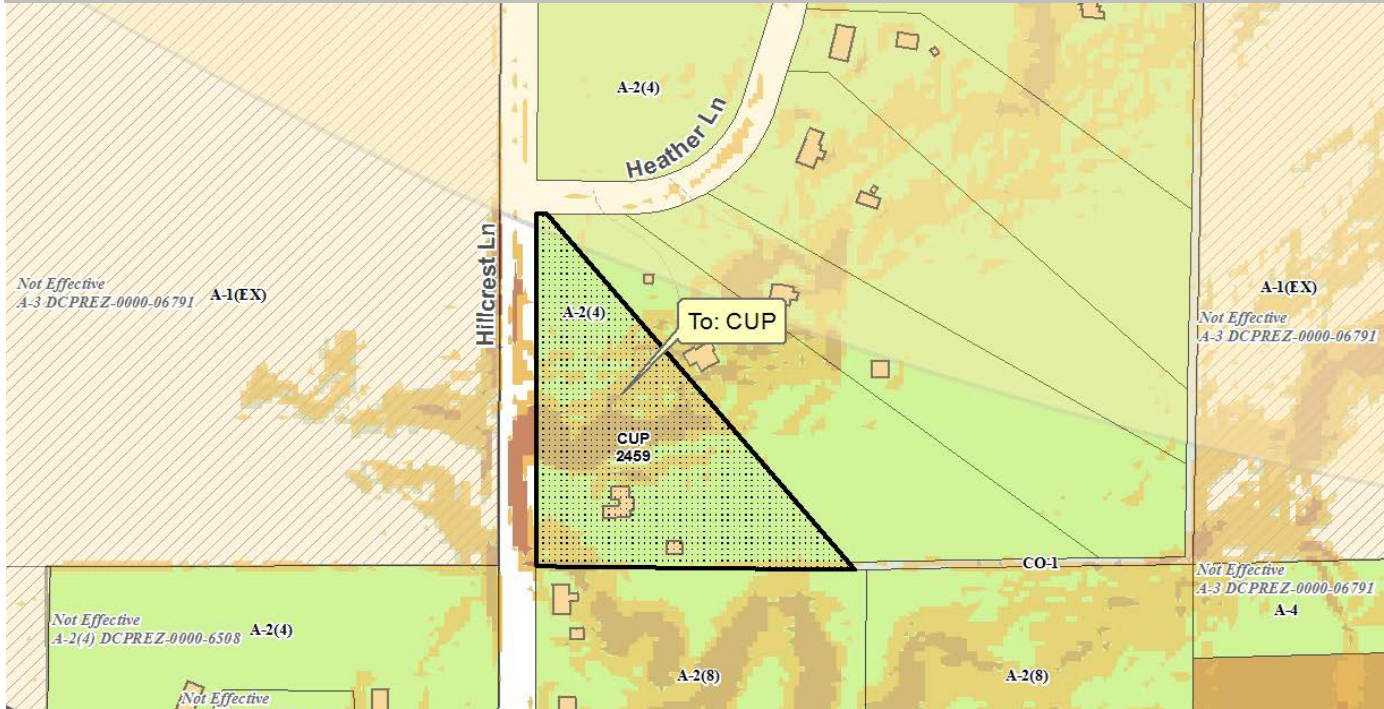


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> April 30, 2019		CUP 02459
	<i>Zoning Amendment Requested:</i> TO CUP: SANITARY PLUMBING FIXTURES IN AN AGRICULTURAL ACCESSORY BUILDING-AGRICULTURAL USE-RAISES BEES FOR HONEY PRODUCTION		<i>Town/Section:</i> OREGON, Section 21
	<i>Size:</i> 5 Acres	<i>Survey Required:</i> No	<i>Applicant:</i> JEFF J OLSON
	<i>Reason for the request:</i> SANITARY PLUMBING FIXTURES IN AN AGRICULTURAL ACCESSORY BUILDING-AGRICULTURAL USE-RAISES BEES FOR HONEY PRODUCTION		<i>Address:</i> 718 HILLCREST LANE



DESCRIPTION: Landowner wishes to install sanitary fixtures in a proposed accessory building as part of a beekeeping operation.

OBSERVATIONS: The application does not include a site plan, operational plan, or narrative as required in the ordinance. Without this information, it is difficult to evaluate whether or not the proposed use meets the standards of approval. It is also not clear where the beehives would be located, or how the sanitary fixtures would facilitate the beekeeping operation. Note that beekeeping is considered a permitted “agricultural use” under the current A-2(4) zoning district, and a permitted “small-scale farming” use under the RR-4 zoning district under the new zoning ordinance.

TOWN PLAN: The property is within a Rural Development Area in the Town of Oregon / Dane County Comprehensive Plan.

RESOURCE PROTECTION: Small areas of slopes exceeding 20% cross the middle of the parcel. Any new development should avoid these areas.

STAFF: Recommend postponement until more detailed information, as described in Zoning Administrator Roger Lane’s 3/18/2019 letter, is available.

TOWN: The Town Board has approved the conditional use permit with no conditions.

April 30th ZLR Meeting: The Committee postponed action due to the lack of information available for the conditional use permit. There was no public opposition.

STAFF UPDATE: The applicant has provided additional information regarding the conditional use permit. A site plan has been submitted showing the location of the new accessory building and existing bee hives. Building plans have been submitted showing the interior layout of the new building. The Public Health Department reviewed the proposal and found that the existing septic system would be capable of supporting the additional sanitary fixtures.

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 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. The sanitary fixtures in the agricultural accessory building shall be limited to a toilet and a sink. Tubs or showers are prohibited.
2. The building containing the sanitary fixtures shall be used for agricultural purposes only. Using the building for residential living purposes is prohibited.
3. The design and the installation of the sanitary fixtures shall comply with the Wisconsin Plumbing Code. The on-site septic system serving the sanitary fixtures shall be designed and maintained to meet Dane County Code of Ordinances, Chapter 46, Private Sewage System Ordinance.
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.