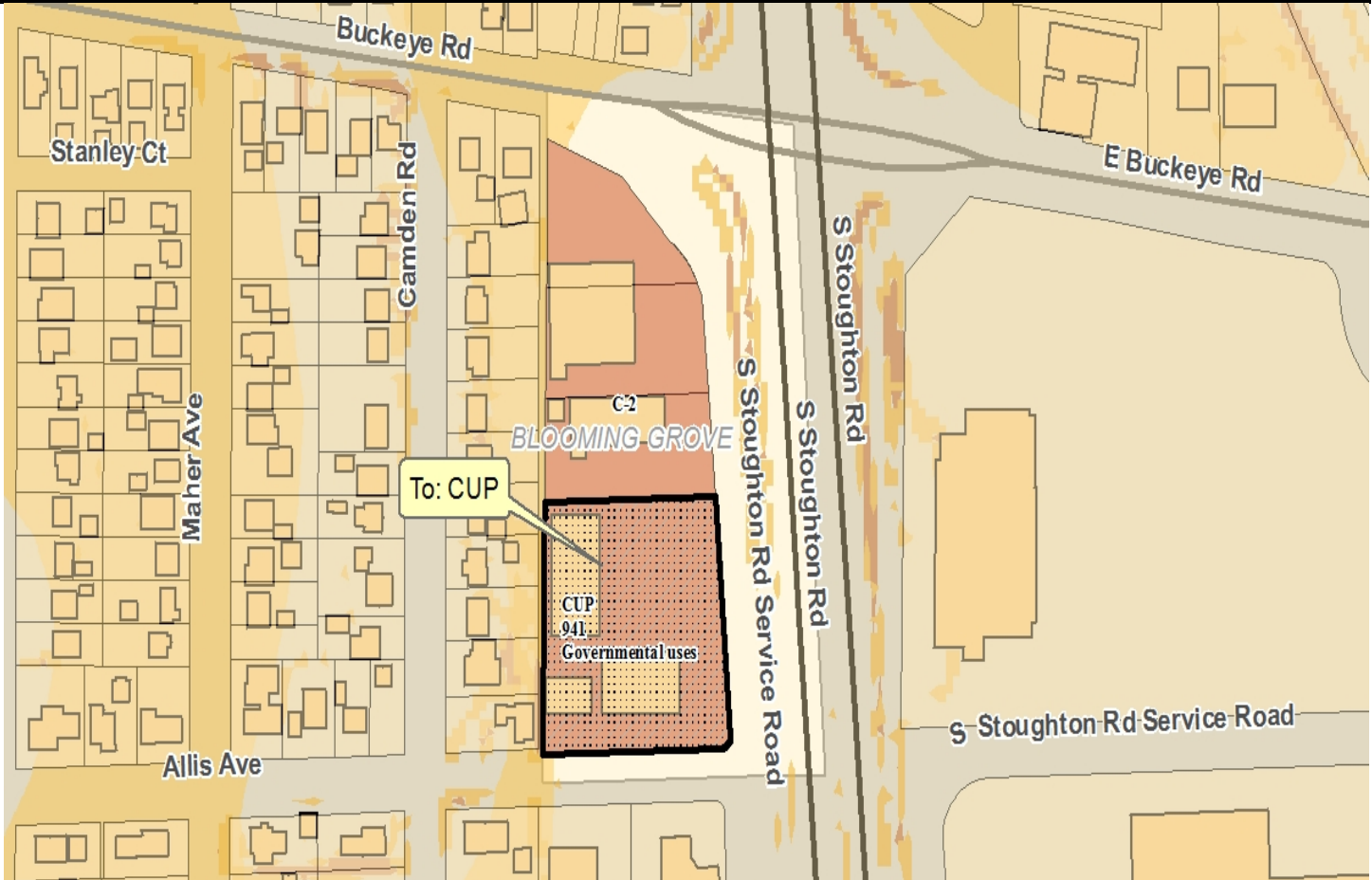




Staff Report

Zoning and Land Regulation Committee	<i>Public Hearing:</i> January 24, 2017	<i>Petition:</i> CUP 2370
	<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Blooming Grove Section 16
	<i>Acres:</i> 1.8 <i>Survey Req. No</i>	<i>Applicant</i> Town of Fire Dept. , Blooming Grove
	<i>Reason:</i> Governmental Uses - Dane County Governmental Offices	<i>Location:</i> 1880 S Stoughton Road



DESCRIPTION: Dane County is requesting approval of a Conditional Use Permit to allow governmental uses on the property located at 1880 S. Stoughton Road. The county is negotiating with the town of Blooming Grove to purchase the property, which has served as the town of Blooming Grove hall and garage. The existing buildings on the property would be used as offices and storage for the Dane County Library Service (DCLS). In addition to office space for DCLS staff, the primary use would be storage of DCLS materials and vehicles (Readmobile and Bookmobile). Dane County Emergency Management would also store vehicles and equipment in the existing building.

OBSERVATIONS: A city of Madison residential subdivision is adjoins the property to the west. No sensitive environmental features observed.

TOWN PLAN: The property is located in a commercial planning area as shown in the town of Blooming Grove plan.

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

STAFF: The proposed CUP for governmental uses appears consistent with town plan policies, and would continue the longstanding governmental use of the property. Staff has recommended conditions of approval on the following page.

TOWN: Approved with no conditions.

Proposed Conditional Use Permit #2370

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 be for governmental use by Dane County Library Service, Dane County Emergency Management and any other agency of county government, as well as any local units of government affiliated, or doing business, with Dane County.
2. Governmental uses shall be limited to offices; vehicle, equipment, and materials storage, maintenance, and repair; meeting space; and ancillary uses.
3. This Conditional Use Permit shall expire upon sale of the property to a non-governmental agency.