

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
12/21/2017	DCPCUP-2017-02409
<b>Public Hearing Date</b>	
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BLOOMING GROVE, TOWN OF	Phone with Area Code (608) 223-1104	AGENT NAME TOWN OF BLOOMING GROVE	Phone with Area Code (608) 223-1104
BILLING ADDRESS (Number, Street) 1880 S STOUGHTON RD		ADDRESS (Number, Street) 1880 S STOUGHTON RD	
(City, State, Zip) MADISON, WI 53716		(City, State, Zip) MADISON, WI 53716	
E-MAIL ADDRESS BGADMIN@BLMGROVE.COM		E-MAIL ADDRESS BGADMIN@BLMGROVE.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
3325 THURBER AVE					
TOWNSHIP BLOOMING GROVE	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-051-3095-5		---		---	

CUP DESCRIPTION
PARK FACILITY, ARTIST STUDIO (ART PRODUCTION AND EDUCATION)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.07(2), 10.05(2)(d)	1.9

<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  SLJ3	SIGNATURE:(Owner or Agent)   
		PRINT NAME:   
		DATE:   



DANE COUNTY  
PLANNING DEVELOPMENT

Zoning Division  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136 town = #0

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Town of Blooming Grove</u>	Agent	<u>Mike Wolf</u>
Address	<u>1880 South Stoughton Road Madison, WI 53716</u>	Address	_____
Phone	<u>608-223-1104</u>	Phone	_____
Email	<u>bgadmin@blmgrove.com</u>	Email	_____

Parcel numbers affected: 008/0710-051-3095-5 Town: Town of Blooming Grove Section: 5  
 Property Address: 3325 Thurber Ave

Existing/ Proposed Zoning District : R-3 DCPREZ-0000-00768

- o Type of Activity proposed: Park facility, Artist Studio (art production and education)  
*Separate checklist for mineral extraction uses must be completed.*
- o Hours of Operation Between 8:00am and 9:00pm; Artist 24/7 access to workspace
- o Number of employees no employees, one artist-in-resident, workshops average 15-25 people
- o Anticipated customers park visitors, neighborhood residents, arts audiences
- o Outside storage none
- o Outdoor activities Occasional programming in park, permits as needed
- o Outdoor lighting Existing
- o Outside loudspeakers Not anticipated
- o Proposed signs Informational, will work with County staff for approval
- o Trash removal as needed
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: 

Date: 12/21/2017



## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The Town of Blooming Grove Quonset hut in Thurber Park will be leased to the City of Madison, who will program the space as an artist studio residency. This partnership will keep a lively presence in the building and activate the park.

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.

This is a very low impact use that will not diminish the uses, values and enjoyment of nearby properties. In fact, the establishment of this use can increase safety in the park and provide an amenity to the neighborhood. The building contains the public rest rooms that will remain available for general public use when the building is occupied and for special events.

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.

Surrounding property use is a mix of residential (R-3) and Commercial (C-1, C-2). The use of the existing structure for art production and education will not in any way negatively impact the development potential of surrounding properties or current property owners (e.g. noise, traffic).

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The Town of Blooming Grove has recently invested in a new furnace for the property and other minor repairs. No other alterations or improvements are anticipated to accommodate this use. The existing parking spaces will continue to be maintained. City of Madison Engineering has recently upgraded the sanitary lift station that lies to the south of the Quonset Hut.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Street parking meets the needs of the planned uses of the park. Limited stalls adjacent to the building will suffice to meet the needs of the building occupant and support staff. No change in current traffic patterns will occur with the proposed use.


6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

This request is for government use of an existing building in an existing park and will enhance the park visitor experience. Bathroom access for park users and for the park shelter will continue. The proposed government use will offer compatible use for park visitors.

## Parcel Number - 008/0710-051-3095-5

Current

[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF BLOOMING GROVE	
State Municipality Code	008	
PLSS (T,R,S,QQ,Q)	07N 10E 05 NW NE (Click link above to access images for Qtr-Qtr)	
Section	07N 10E 05 (Click link above to access images for Section)	
Plat Name	GALLAGHER, ELISHA L REPLAT OF BLOCK 9 OF 2ND ADDITION (Click link above to access images for Plat) GALLAGHER, ELISHA L REPLAT OF BLOCK 9 OF 2ND ADDITION (Click link above to access images for Surveys within Plat)	
Block/Building	9	
Lot/Unit	11 (Click link above to see images for this Lot)	
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter	
Parcel Description	E L GALLAGHER PLAT 2ND ADDN REPLAT BLOCK 9 LOTS 11 THRU 17 BLOCK 9 & ALSO INCL 2ND ADDN TO E L GALLAGHER PLAT ALL OF BLOCK 10 <b>This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.</b>	
Current Owner	BLOOMING GROVE, TOWN OF	
Primary Address	3325 THURBER AVE	
Billing Address	1880 S STOUGHTON RD MADISON WI 53716	

<b>Assessment Summary</b>		<b>More +</b>
<b>Assessment Year</b>	<b>2017</b>	
Valuation Classification	X4	
Assessment Acres	0.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

[Show Valuation Breakout](#)

### Open Book

Open Book dates have passed for the year

Starts: ~~05/25/2017 - 12:00 PM~~

Ends: ~~05/25/2017 - 02:00 PM~~

[About Open Book](#)

### Board Of Review

Starts: 06/15/2017 - 05:30 PM

Ends: To Adjourn

[About Board Of Review](#)

[Show Assessment Contact Information](#) ▼

### Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

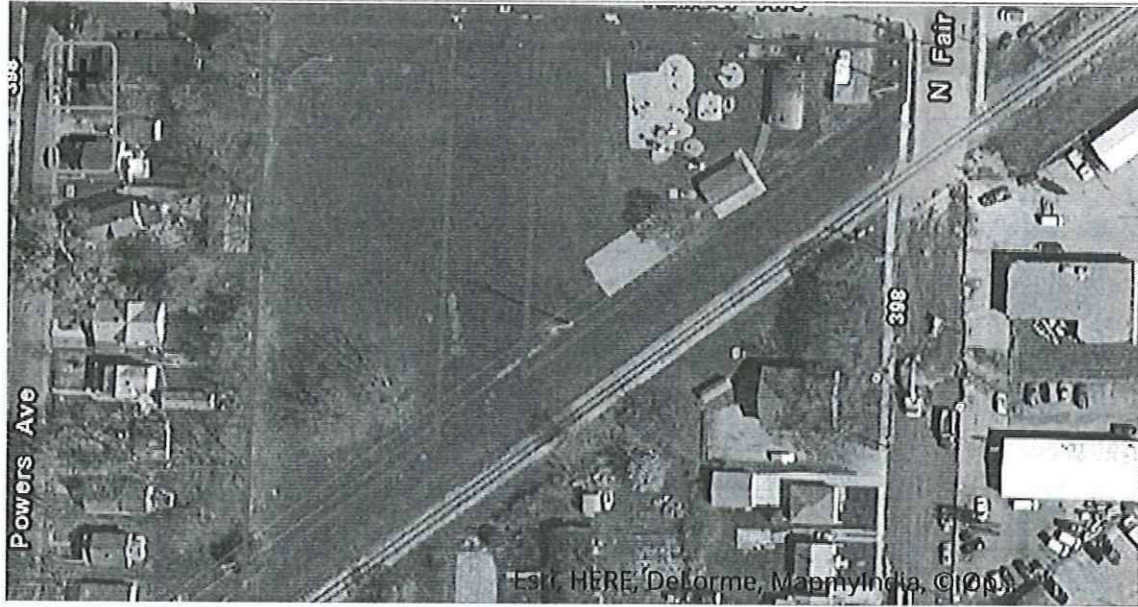
### Zoning

R-3 DCPREZ-0000-00768

[Zoning District Fact Sheets](#)



**Parcel Maps**



Surveyor Map

DCiMap

Google Map

Bing Map

**Tax Summary (2017)**

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
<b>Taxes:</b>		\$0.00
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$0.00
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$0.00

District Information		
Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7250	WAUNONA SANITARY DISTRICT
OTHER DISTRICT	MADF	CITY OF MADISON FIRE DIST
OTHER DISTRICT	MADE	CITY OF MADISON EMS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/13/1952	829651	D574	120

Show More ▼

## DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0710-051-3095-5

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



# Written Legal Description

Written legal description of conditional use permit boundaries

Quonset hut: BLOCK 10 2ND ADDN TO E L GALLAGHER PLAT

Entire Park Parcel: Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Nine (9), E. L. Gallagher Replat of Block 9, Second Addition to E. L. Gallagher Plat, Town of Blooming Grove, Dane County, Wisconsin.

Parcel Number - 008/0710-051-3095-5

Current

### Parcel Summary

Municipality Name	TOWN OF BLOOMING GROVE
Parcel Description	E L GALLAGHER PLAT 2ND ADDN REPLAT BLOCK...
Owner Name	BLOOMING GROVE, TOWN OF
Primary Address	3325 THURBER AVE
Billing Address	1880 S STOUGHTON RD MADISON WI 53716

### Current Year Assessment

Assessment Year	2017
Valuation Classification	X4
Assessment Acres	0.000
Land Value	\$0.00
Improved Value	\$0.00
Total Value	\$0.00

### Assessment Contacts

<b>Assessment Contact Information</b>	
For questions or to schedule an appointment contact:	
<b>Assessor</b>	ACCURATE APPRAISAL LLC
<b>Phone</b>	920-749-8098
<b>Email</b>	INFO@ACCURATEASSESSOR.COM
<b>Clerk</b>	MICHAEL WOLF
<b>Phone</b>	608-223-1104
<b>Email</b>	BGADMIN@BLMGROVE.COM

### Open Book/Board Of Review Dates

<b>Open Book</b> Open Book dates have passed for the year Starts: 05/25/2017 - 11:00 AM Ends: 05/25/2017 - 02:00 PM	<b>Board Of Review</b> Starts: 06/15/2017 - 05:30 PM Ends: To Adjourn
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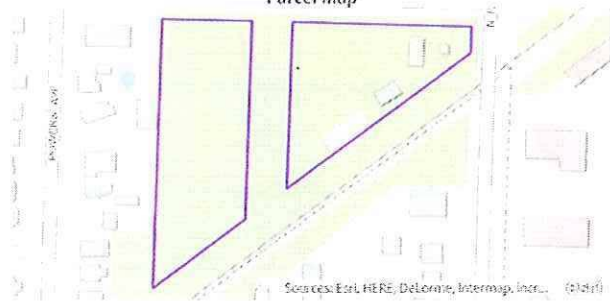
### Zoning Information

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<b>Zoning</b>
R-3 DCPREZ-0000-00768

Zoning District Fact Sheets

### Parcel Map



### Current Year Taxes (2017)

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

### Districts

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	MAD6	CITY OF MADISON EMS
OTHER DISTRICT	MAD6	CITY OF MADISON FIRE DIST
SANITARY	7250	WAUNONA SANITARY DISTRICT
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	02/13/1952	829651	D574	120
WD	01/23/1952	828827	D573	319
WD	09/21/1951	823547	D568	522
QCD	02/23/1950	793335	D540	308
WD	11/25/1947	755993	D506	574



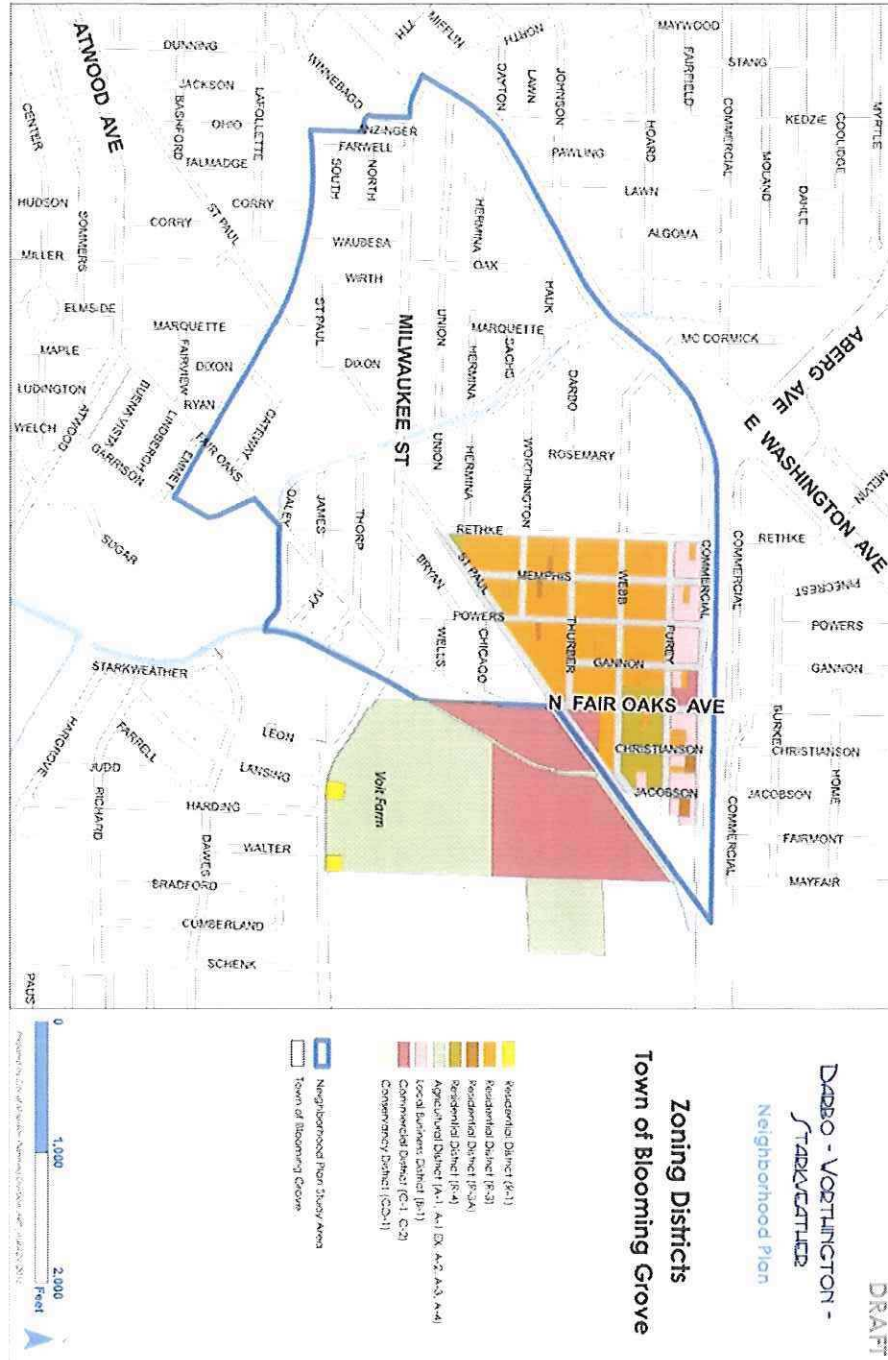
# Scaled Drawing

Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.

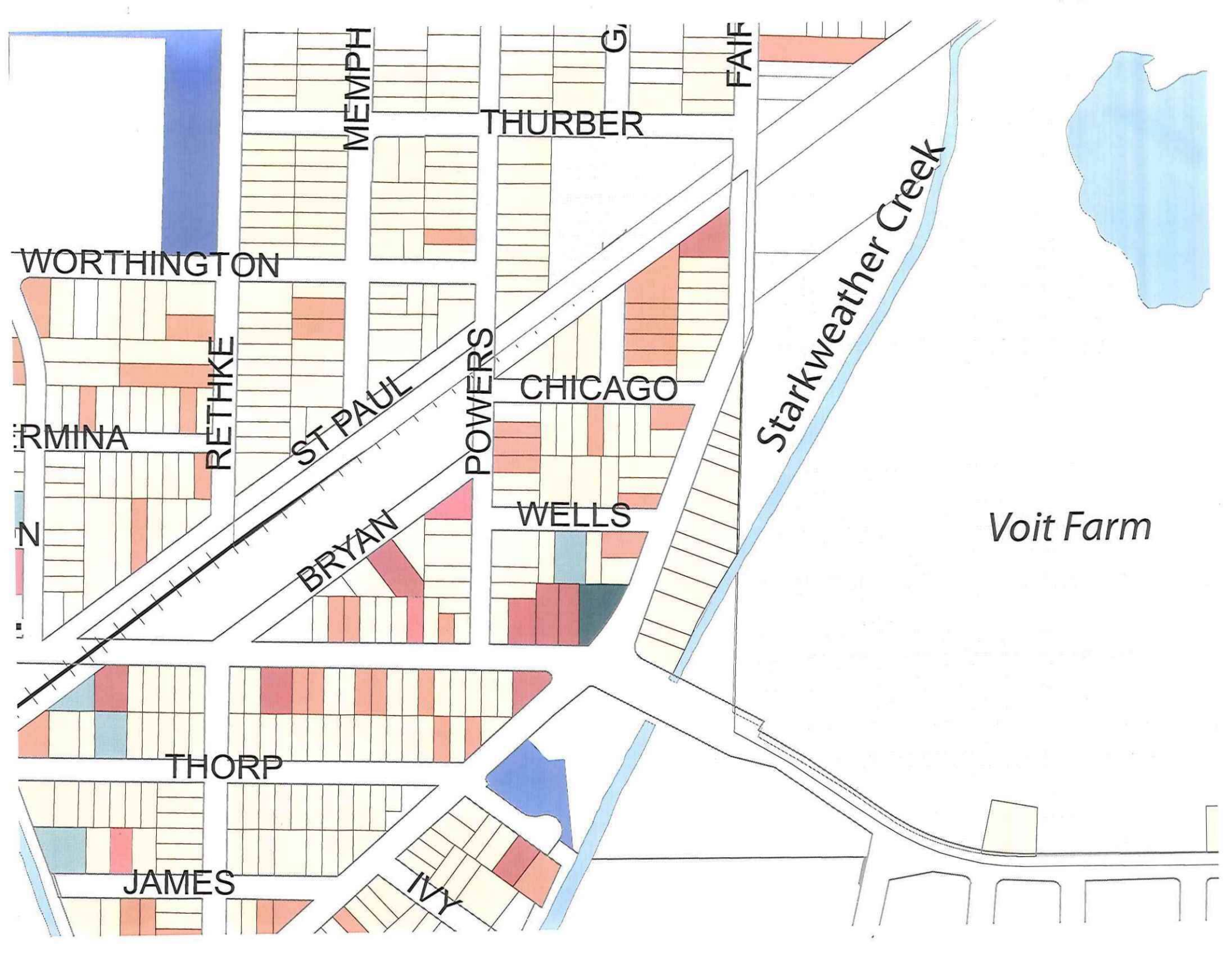


# Scaled Map

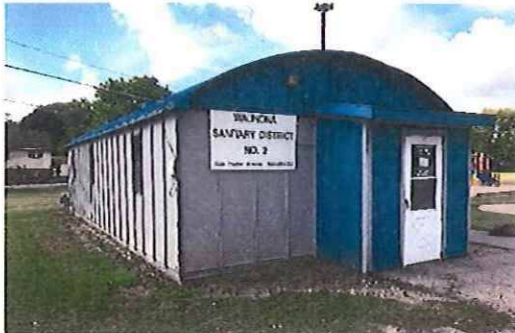
Scaled map showing neighboring area land uses and zoning districts







# Written Operations Plan



North façade (Front facing Thurber)



West facade



South facade



East facade

The City of Madison (Madison Arts Commission [MAC]) and The Madison Public Library (Bubler) are partnering to create an outpost site for long-term artist residencies with a focus on community engagement and an outcome of a public art piece to be displayed in the Madison community.

**WE INTEND TO ACTIVATE THE SPACE**, build community, expand MAC and the Bubler's reach of enriching making for all ages, and connecting community to artists in new ways.

A jury will select artists for residencies up to one year. The artist will use the space as their studio during that time, offering a certain amount of FREE open studio times and interactive programming for all ages throughout their time as a resident artist. The artist will be expected to spend a minimum of 24 hours a week in this studio over a minimum of three days per week. The artist will have access to the building 24/7, but public events will not occur before 8:00 am or after 9:00 pm.

Signage identifying the artist in residence space will be placed in the same area that current signage occupies on the front of the building. Public restrooms will remain open when the artist is on site and for special events.



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Madison Public Library and City Planning staff will work with Dane County Planning, Town of Blooming Grove Fire and Building Inspectors and Town of Blooming Grove administrator to follow existing regulations for signage, building use, parking and waste removal.





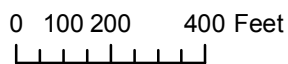
**Legend**

**Significant Soils** Floodplain

**Class** Wetland

Class 1

Class 2



**CUP 02409  
BLOOMING GROVE,  
TOWN OF**