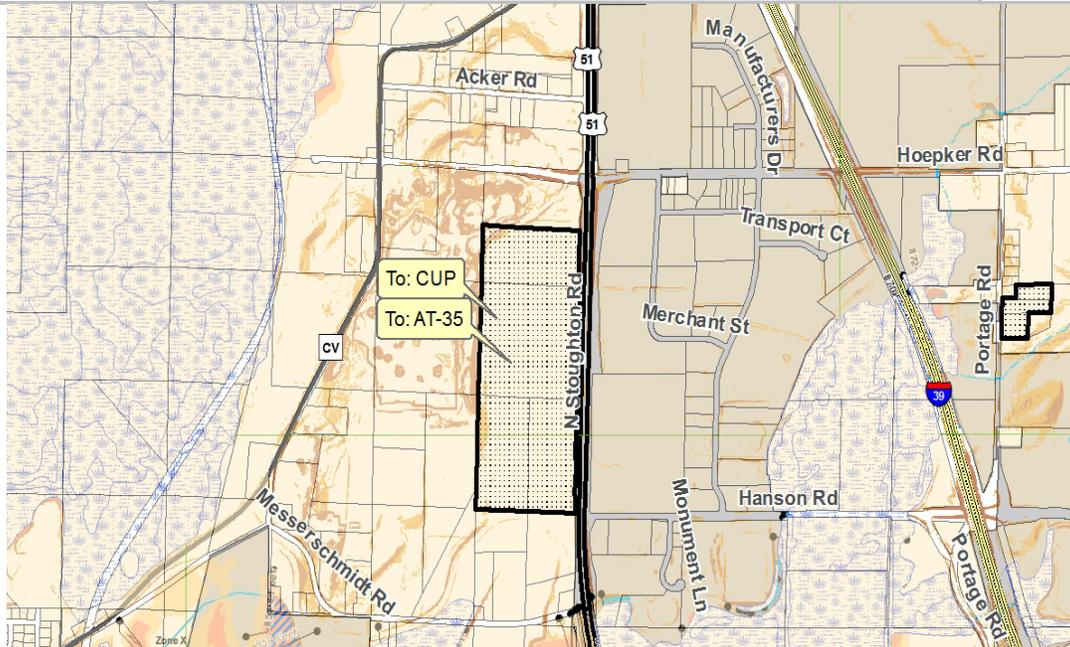


<p><b>Staff Report</b></p>  <p><b>Zoning and Land Regulation Committee</b></p> <p><b>Questions? Contact: Pam Andros – 261-9780</b></p>	<p><i>Public Hearing:</i> <b>June 25, 2019</b></p> <p><i>Zoning Amendment Requested:</i>  <b>UTR (Utility, Transportation and ROW) District TO AT-35 (Agriculture Transition) District</b></p>	<p><b>Petition 11431</b></p> <p><i>Town/Section:</i>  <b>BURKE, Section 17</b></p>	
	<p><i>Size:</i> <b>99 Acres</b></p> <p><i>Survey Required:</i> <b>No</b></p>	<p><i>Reason for the request:</i>  <b>Zoning change to a district which allows for solar generating facilities</b></p>	<p><i>Applicant</i>  <b>MG&amp;E and Dane County</b></p> <p><i>Address:</i>  <b>5723 US Hwy 51</b></p>



**DESCRIPTION:** The applicant wishes to rezone the land from UTR (utility, transportation and Right-of-way) to AT-35 (Agriculture transition) to allow for development of a solar power generation project. AT-35 allows utility use as a permitted use, and renewable energy electricity generators as a conditional use. The solar generation plant will provide solar electricity to serve the needs of Dane County. MG&E will own and operate the facility and will lease the Airport land upon which it is located from Dane County. See also associated Conditional Use Permit #2472.

**TOWN PLAN:** The subject property is in the *Industrial/business* future land district of the town of Burke Comprehensive Plan, and it is shown as being in the Madison boundary adjustment area of the cooperative plan. The Madison *Generalized Future Land Use Plan* shows the property in the *Industrial* future land use district.

**CITY OF MADISON:** The City of Madison shared concerns regarding a road extension of Hanson Road west to County Highway CV. The road connection was identified in the city's adopted Hanson Road Neighborhood Development Plan (NPD).

**RESOURCE PROTECTION:** There are no environmentally sensitive features on the property.

**STAFF:** The proposed plan shows that the extension of Hansen Road to the west would fall in an area where the installation of solar arrays will be prohibited due to airspace restrictions. The development will not infringe upon the extension of Hanson Road. The proposed rezoning is consistent with town plan policies.

**ZLR Public Hearing 6/25/19:** Action on the petition was postponed due to no town action.

TOWN: Approved.

