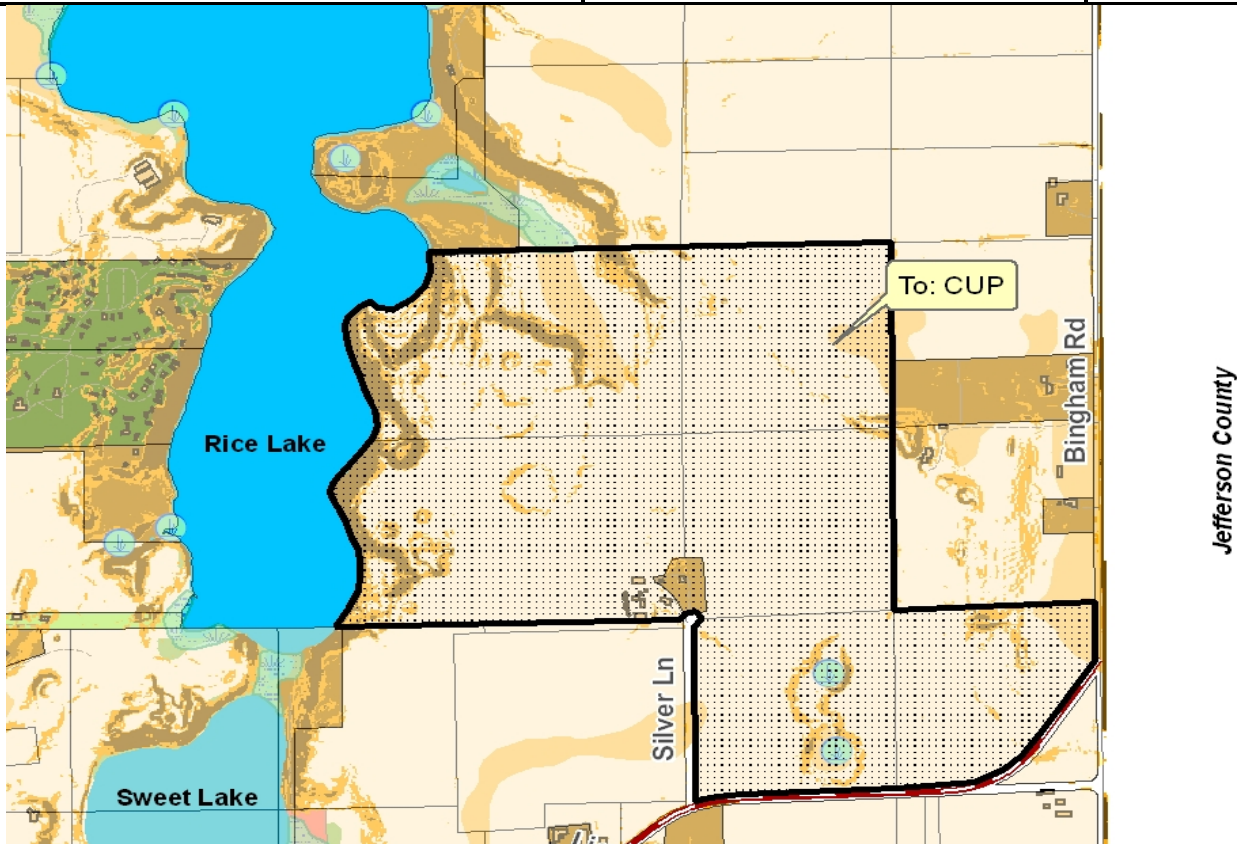




Staff Report

<i>Public Hearing:</i> August 25, 2015	<i>Petition:</i> CUP 2322
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Albion Section 13
<i>Acres:</i> 284 <i>Survey Req. No</i>	<i>Applicant</i> Dane County
<i>Reason:</i> Governmental uses – County Park	<i>Location:</i> 773 Silver Lane

Zoning and Land Regulation Committee



DESCRIPTION: In 2000, Irene Silverwood donated her 280-acre farm in the Town of Albion to Dane County Parks as a future showplace for agriculture and a youth education park. The donation included an 1870 stone house for preservation and public use. The property is located off of STH 106 and is adjacent to Rice Lake. The County is currently working on developing a Park Master Plan for property. Park activities will a focus on agriculture, agricultural education, and passive recreation opportunities. The property will be open for general park use. To preserve the historic stone house the County will be renovating the building to accommodate a public meeting space. This renovation will include restrooms.

OBSERVATIONS: Currently about 200 of the 284 acres are currently being cropped. There are approximated 50 acres of woodlands located along Rice Lake. The farmstead consists of a historic farm house, outbuildings, and corn cribs. There are also two additional remnant farm sites on the property. Approximately 70% of the land consists of Class II soils. Over time some of the natural land formations with poorer soils will be restored to prairie and oak savanna. Public trails will be developed within the woods, restored areas and using farm access roads through and around the crop fields.

TOWN PLAN: The property is located in the town's agricultural preservation area. The Town Land Use Plan designates this area as parkland.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: By definition, parks are listed as a "governmental use". Governmental Uses are listed as conditional uses in the A-1 Exclusive Agriculture Zoning District.

TOWN: Approved with no conditions

Proposed Conditional Use Permit # 2322

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. The property shall be used as a park with activities consisting of agriculture, agricultural education, and passive recreation with public facilities.