



# Staff Report

Public Hearing: **August 26, 2014**

Petition: **Rezone 10723  
CUP 2278**

Zoning Amendment:  
**A-1EX Exclusive Agriculture  
District to A-2(8) Agriculture  
District**

Town/sect:  
**Vienna  
Section 35**

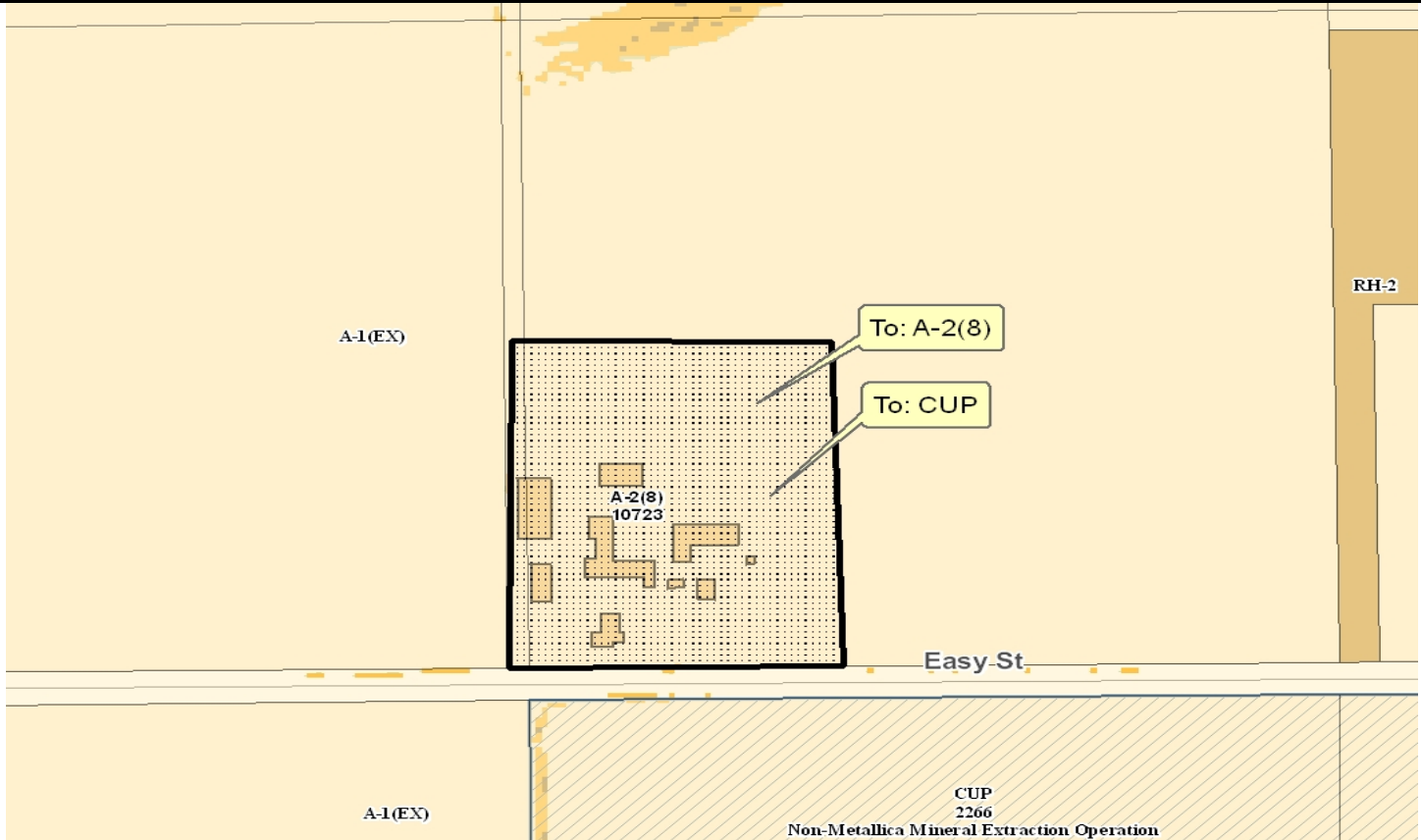
Acres: 8.18  
Survey Req. Yes

Applicant  
**Kaltenberg Trust**

Reason:  
**Separation of Farm residence and  
buildings from the farmland  
CUP Description: Unlimited  
Livestock**

Location:  
**5202 Easy Road**

Zoning and Land Regulation Committee



**DESCRIPTION:** The owner wishes to separate the farm residence and buildings from the larger 160-acre farm to facilitate the transfer of the property to his son. The farm raises heifers for larger farm operations.

**OBSERVATIONS:** The property is located just north of the county owned land (clay borrow site for landfill) and the emergency services training center.

**TOWN PLAN:** The property is located in the town's "Agricultural Preservation Area". Town plan policies for this area include a 1 per 75 Density Policy, see the attached density study. If the farm is still part of the farming operation, it is eligible for exemption from the density policy.

**RESOURCE PROTECTION:** There are no resource protection areas onsite.

**STAFF:** No new non-farm development is proposed. The CUP (200-250 head of cattle) would ensure continued farm operation and use as a livestock operation. If approved there should be a manure management plan and/or agreement in place. The proposal meets the dimensional standards of the zoning district.

**TOWN:** Zoning Petition: Approved with no conditions.

Conditional Use permit: Approved conditioned upon an approved nutrient management plan being followed.

## Proposed Conditional Use Permit # 2278

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. Livestock shall be limited to 300 animal units maximum.
2. Owner/Operator shall be responsible for instituting and complying with a nutrient (manure) management plan written to NRCS 590 standards and approved by Dane County Land Conservation.