



Staff Report

Public Hearing: **August 26, 2014**

Petition: **CUP 2279**

Zoning Amendment:
None

Town/sect:
**Verona
Section 14**

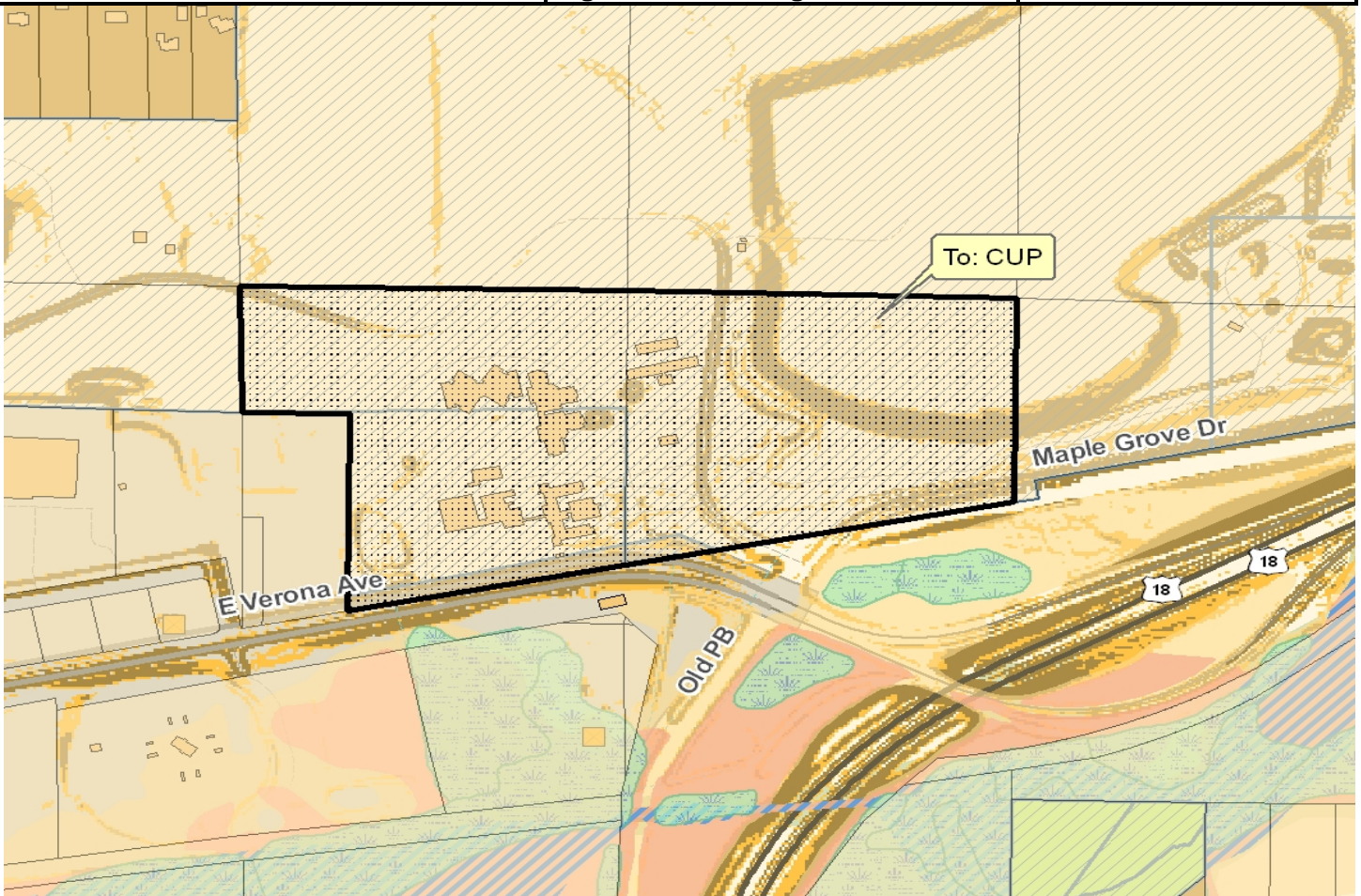
Zoning and Land Regulation Committee

Acres: *60*
Survey Req. *No*

Applicant
Dane County

Reason:
**Governmental , institutional,
religious or non profit community
uses in the A-3 Transitional
Agriculture Zoning District**

Location:
**1000-1220 East Verona
Avenue**



DESCRIPTION: The conditional use permit is to allow the adaptive reuse of the former Badger Prairie Health Care facilities. The CUP would allow the county to use the building for various uses.

OBSERVATIONS: The current CUP on the premises is limited to a "nursing home." This parcel was rezoned to the A-3 zoning district as part of Petition 10713, blanket rezone for Farmland Preservation Zoning compliance in the Town of Verona.

TOWN PLAN: This Badger Prairie campus is within a Transitional Agriculture district in the adopted town / county comprehensive plan.

RESOURCE PROTECTION: There are no mapped Resource Protection Areas within the proposed CUP boundaries.

STAFF: Development should be consistent with site plan and operational plan submitted with this application.

TOWN: Approved with no conditions.

Proposed Conditional Use Permit # 2279

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. Land uses shall be limited to governmental, institutional, religious and non profit community uses.