



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 24, 2016**

Zoning Amendment:
None

Acres: **45.52**
Survey Req. No

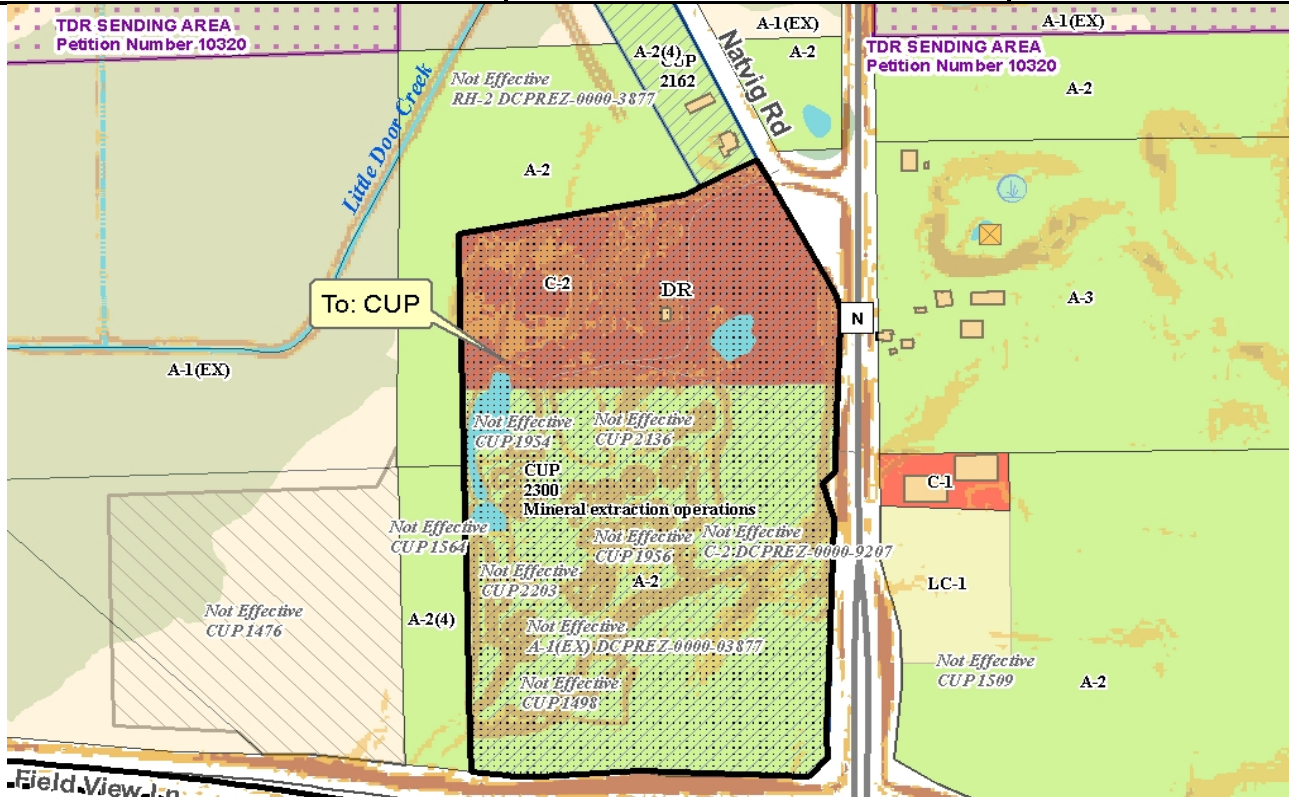
Reason:
Composting site

Petition: **CUP 2342**

Town/sect:
**Cottage Grove
Section 28**

Applicant
**Huston Living TR, Dale
R & Joan M**

Location:
**3355 County Highway
N**



DESCRIPTION: Applicant, Dennis Richardson / R.G. Huston Co. Inc., requests approval of a Conditional Use Permit to allow a composting site within an existing mineral extraction operation. The composting site is located in the northeastern corner of the subject property. Proposed hours of operation would be Monday – Friday 6am-6pm and Saturdays 8am-3pm. Compost materials would include surplus wood chips from R.G.Huston construction projects, along with cattle and horse manure from Huston farms. Compost rows would be angled to drain to a detention pond. See attached site plan. The composting operation would be staffed by existing employees of the mineral extraction operation. The applicant has obtained a Solid Waste Facility Operation License from the Wisconsin Department of Natural Resource for operation of the compost site.

OBSERVATIONS: The subject property is located at the intersection of US Hwy 12&18 and County Hwy N and is the site of an existing mineral extraction operation approved under CUP #2300. Mineral extraction uses at the site are authorized through February 25, 2025.

TOWN PLAN: The *Town of Cottage Grove Comprehensive Plan* identifies the subject property in the Commercial land use district. The plan states, “this district is intended to accommodate commercial activities that primarily serve people in the immediate area and provide employment opportunities for Town residents”.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposed composting operation could result in nuisance complaints from neighboring residents related to foul odors emanating from manure and other organic composting inputs. As noted above, the applicant has obtained a DNR permit to operate the facility. Staff have recommended conditions of approval on page 2, below. Conditions are offered to minimize the potential for nuisance complaints from neighboring residents.

TOWN: Approved, with conditions (note: town conditions have been incorporated into staff recommendations, below)

Proposed Conditional Use Permit #2342

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. Composting operations to be conducted in locations as depicted on site plan submitted with CUP 2342 application.
2. Manure limited to horse and cattle only.
3. No onsite storage of raw manure longer than 48 hours.
4. All DNR and County permits to be in effect for all allowed operations, with copies to be filed with the Town Clerk.
5. Hours of operation to be the same as those specified in the non-metallic CUP (M-F, 6am-6pm; Sat 8am-3pm).
6. Windrows limited to the C-2 zoning area only.
7. Composting CUP to expire in 9 years at the same time as the non-metallic mining CUP does (February 25, 2025), or at any time prior if the operator fails to maintain required DNR or County permits.
8. CUP to be reviewed every three years by the Town.