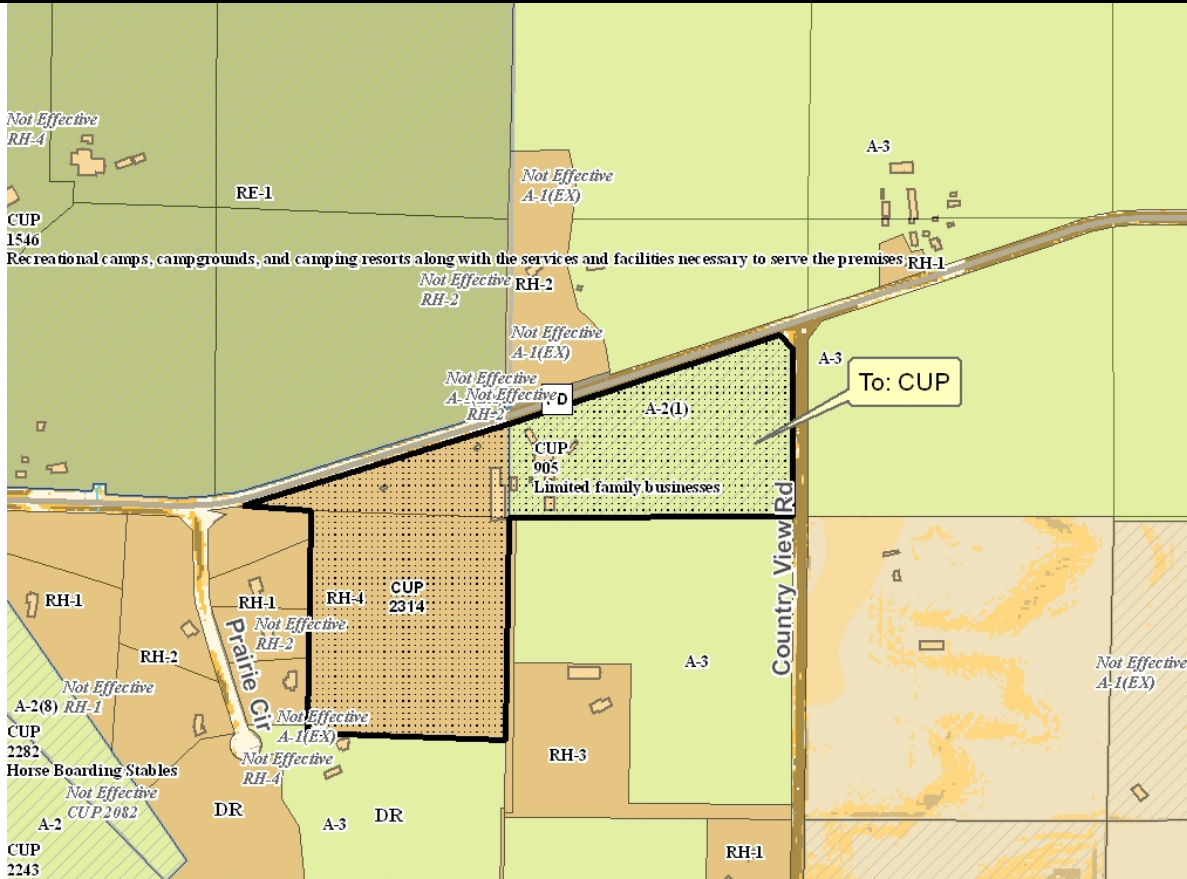




Staff Report

Public Hearing: July 28, 2015	Petition: CUP 2314
Zoning Amendment: None	Town/sect: Verona Section 8
Acres: 18 Survey Req. No	Applicant Town of Verona
Reason: Governmental Use- Town Hall and Public Works Facility	Location: 7685 County Hwy PD

Zoning and Land Regulation Committee



DESCRIPTION: The town of Verona requests approval of a Conditional Use Permit for governmental use to allow construction of a new town hall and garage. The new hall and garage would be constructed on the portion of the property zoned A-2.

OBSERVATIONS: No sensitive environmental features observed.

VILLAGE/TOWN PLAN: The county approved an update to the town's comprehensive plan on June 15, 2015. The subject property is shown in the recently updated town plan as the future site of the proposed town hall / town garage.

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

STAFF: The proposal appears consistent with town plan policies and the recently updated town plan. The town has applied for and received a change of use permit from Dane County Highways for access onto County Highway PD.

Dane County Highways: The access permit was granted for use less than 100 ADT, contingent upon all other local, county, state required approvals. As per the permit, construction of a type C intersection will be required.

TOWN: Approved.

Proposed Conditional Use Permit # 2314

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 conditional use permit shall be for the Verona town hall and garage and ancillary governmental uses in the RH-4 and A-2 zoning districts.