

Dane County Conditional Use Permit Application

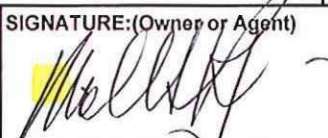
Application Date	C.U.P Number
12/01/2017	DCPCUP-2017-02407
Public Hearing Date	
02/27/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME CAMBRIDGE SCHOOL DISTRICT	Phone with Area Code (608) 423-4345	AGENT NAME RUMPF LAW OFFICE, S. C.	Phone with Area Code (608) 423-3254
BILLING ADDRESS (Number, Street) 403 BLUE BIRD WAY		ADDRESS (Number, Street) P.O. BOX 1	
(City, State, Zip) CAMBRIDGE, WI 53523		(City, State, Zip) CAMBRIDGE, WI 53523	
E-MAIL ADDRESS BNIKOLAY@CAMBRIDGE.K12.WI.US		E-MAIL ADDRESS MRUMPF@RUMPF.LAW.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
37 OAKLAND ROAD					
TOWNSHIP CHRISTIANA	SECTION 24	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0612-241-8000-6		---		---	

CUP DESCRIPTION
CHARTER SCHOOL

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(b)	80

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials PMK2	SIGNATURE: (Owner or Agent) 
		PRINT NAME: MICHAEL P. RUMPF
		DATE: 12/1/17.

COMMENTS: CHARTER SCHOOL



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Cambridge School District</u>	Agent	<u>Michael D. Rumpf</u>
Address	<u>403 Blue Jay Way</u> <u>Cambridge, WI. 53523</u>	Address	<u>P.O. Box 1, Cambridge, WI. 53523</u>
Phone	<u>608-423-4345</u>	Phone	<u>608-423-3254</u>
Email	<u>Bnikolay@cambridge.K12.wi.us</u>	Email	<u>mrumpf@rumpflaw.com</u>

Parcel numbers affected: 016/0612-241-8000-6 Town: Christiana Section: 24
016/0612-241-9500-9 Property Address: 37 Oakland Road

Existing/ Proposed Zoning District : A 1 (ex)

- o Type of Activity proposed:
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: *Bernad Nikolay*

Date: 11-30-17

Six Standards of a Conditional Use Permit

1. The Cambridge School District has had significant programming for our students at the Severson Learning Center, our school farm, since 1989. Our intent is to begin a full time charter school next year with 11-25 students. We have not only maintained the property but enhanced it in many ways. We have partnered with the DNR to actively manage the school forest that is on the property, we have added walking paths, improved existing structures and along with the Future Farmers of America Alumni (FFA Alumni) produced crops that have benefitted the community.
2. Our continued use of the property for educational purposes should not impact the value and enjoyment of other property in the neighborhood. We have had numerous public meetings related to establishing a charter school on the property. There were neighbors that attended the meetings and, seemingly, had all of their questions and concerns answered.
3. The establishment of a conditional use permit will not impede the normal and orderly development and improvement of the surrounding property. Again, we have invited the community to our organizational and planning meetings and we feel the neighbors are supportive of our endeavors.
4. Utilities, access roads drainage and other necessary site improvements are either in place or will be addressed as needed when a temporary building and, later, a permanent structure is built. We have been working with electricians, septic and well installers to plan for a temporary building to be added to the site.
5. We have never had traffic concerns related to the Severson Learning Center. In recent years we added parking and a bus turnaround. Our plan for 10-25 students to enroll in this charter school should not create any traffic concerns.
6. The school district will comply with all applicable regulations of the district.

LEGAL DESCRIPTION:

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 24, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin. PIN: 016/0612-241-8000-6

and

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 24, Town 6 North, Range 12 East, Town of Christiana, Dane County, Wisconsin. PIN: 016/0612-241-9500-9

**ATTACHMENT TO CONDITIONAL USE APPLICATION FOR
CAMBRIDGE PUBLIC SCHOOLS**

The real estate is currently zoned A-1(ex) and is owned by the School District of Cambridge. In August, 1989, the Estate of Oscar Severson deeded the real estate to the School District of Cambridge. Since that point in time, the School District of Cambridge has used the real estate as an educational resource. In November, 2017, the Cambridge School Board approved a Charter School located at the Severson Learning Center.

The School District of Cambridge requests a conditional use permit as a Governmental Use.

TYPE OF ACTIVITY PROPOSED: Charter School in 2018-19 with 11-25 students.

HOURS OF OPERATION: 7:30 a.m. to 3:30 p.m.

NUMBER OF EMPLOYEES: 2

ANTICIPATED CUSTOMERS: 11-25 students

OUTSIDE STORAGE: existing buildings

OUTDOOR LIGHTING: none at the present time.

OUTSIDE LOUDSPEAKERS: none

PROPOSED SIGNS: existing

TRASH REMOVAL: existing

SIX STANDARDS OF CUP see attached




SCHOOL DISTRICT OF CAMBRIDGE

Home of the Blue Jays

MENU SCHOOLS

DISTRICT // SEVERSON LEARNING CENTER

The Severson Learning Center Story

The Severson Learning Center (SLC) honors  Cambridge Elementary Students at the Severson Learning Center Oscar Severson who was born in Cambridge in 1896, the son of business man Louis Severson. He graduated from Cambridge High School in 1916 and is remembered as a good student and athlete. (The Historic 1908 School Building began as our K-12 building.) During World War I, he volunteered and served overseas. When he returned, he worked at several Cambridge businesses before joining the Cambridge State Bank, where he worked for the rest of his life. In 1948 he married his longtime sweetheart Mabel Guernsey, a nurse. The couple had no children. At the request of Mr. Severson the property now known as the Severson Learning Center was given to the School District of Cambridge at the time of his death in 1989.

Severson Learning Center features a typical, handsome farmstead of southeastern Wisconsin, featuring a white farmhouse and red barn surrounded by about 54 acres of arable fields currently farmed by the local FFA Alumni. About 20 acres of land is in four woodlots. A sugarbush of 75 Sugar Maples has been planted in woodlot A. A large pond with year round water lies between two of the woodlots. A wetland scrape is nestled within the L of the southern-most woodlot. Two community gardens providing vegetables for the local food pantry are located close to the house and barn and a small apple orchard is also located close by. Facilities include a temporary shelter for classroom use, one small rustic classroom building, a small tool shed, and a large barn, currently housing FFA student animal husbandry projects.

LEARNING IS EXCITING AT SEVERSON

The educational opportunities at Severson Learning Center are as varied and interesting as the site itself and the excitement is only growing. This is a wonderful place for students to learn about:

- Geology
- Soil science
- Forestry
- Natural resources
- Wildlife management
- Botany and biology
- ...As well as language arts, visual arts, music, math, history, and social studies

Future projects include student oral history interviews with older residents, student GIS-made trail maps, student-produced educational signage along trails, student-built benches along the trail, a student/volunteer-built open shelter, maple syrup production, orchard and berry production, etc.

HOW CAN YOU GET INVOLVED?

Are you interested in volunteering at the Severson Learning Center? Contact Emily Klingbeil, Severson Learning Center Director, for more information.


Parcel Number - 016/0612-241-8000-6**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 24-6-12 NE1/4 NE1/4	
Owner Name	CAMBRIDGE SCHOOL DISTRICT	
Primary Address	37 OAKLAND RD	
Billing Address	403 BLUE BIRD WAY CAMBRIDGE WI 53523	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	X4	
Assessment Acres	0.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

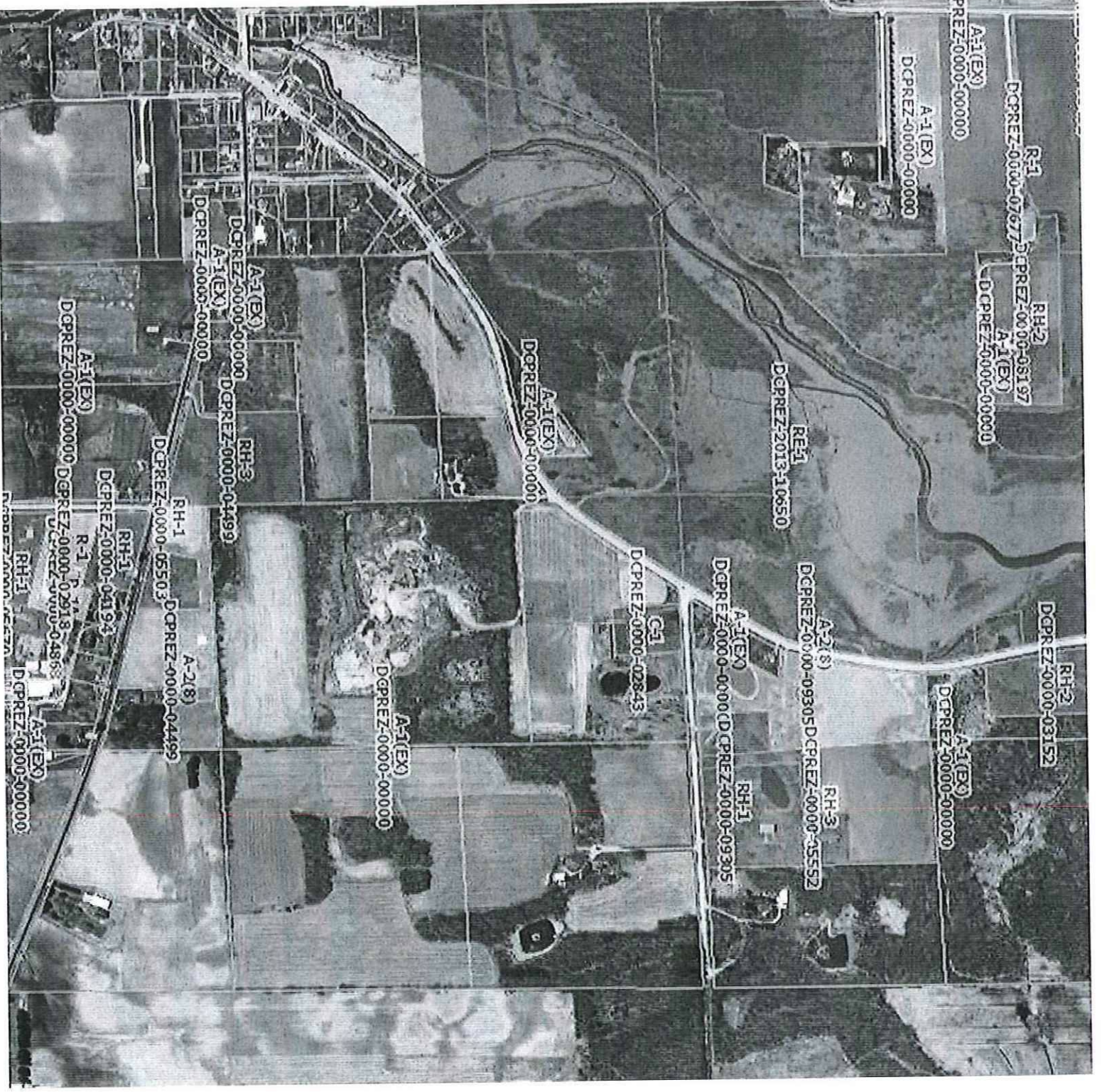
[Show Valuation Breakout](#)

Parcel Number - 016/0612-241-9500-9**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF CHRISTIANA	
Parcel Description	SEC 24-6-12 SE1/4 NE1/4	
Owner Name	CAMBRIDGE SCHOOL DISTRICT	
Primary Address	No parcel address available.	
Billing Address	NOT PROVIDED NOT PROVIDED	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	X4	
Assessment Acres	0.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

Show Valuation Breakout



A-1(EX)
PREZ-0000-000000
A-1(EX)
DCPREZ-0000-000000

A-1(EX)
DCPREZ-0000-000000

RH-2
DCPREZ-0000-08197
A-1(EX)
DCPREZ-0000-000000

RE-1
DCPREZ-2013-10650

RH-2
DCPREZ-0000-03152

A-1(EX)
DCPREZ-0000-000000

A-2(S)
DCPREZ-0000-09305
RH-3
DCPREZ-0000-35552

A-1(EX)
DCPREZ-0000-000000
RH-1
DCPREZ-0000-09305

C-1
DCPREZ-0000-02843

A-1(EX)
DCPREZ-0000-000000

A-1(EX)
DCPREZ-0000-000000

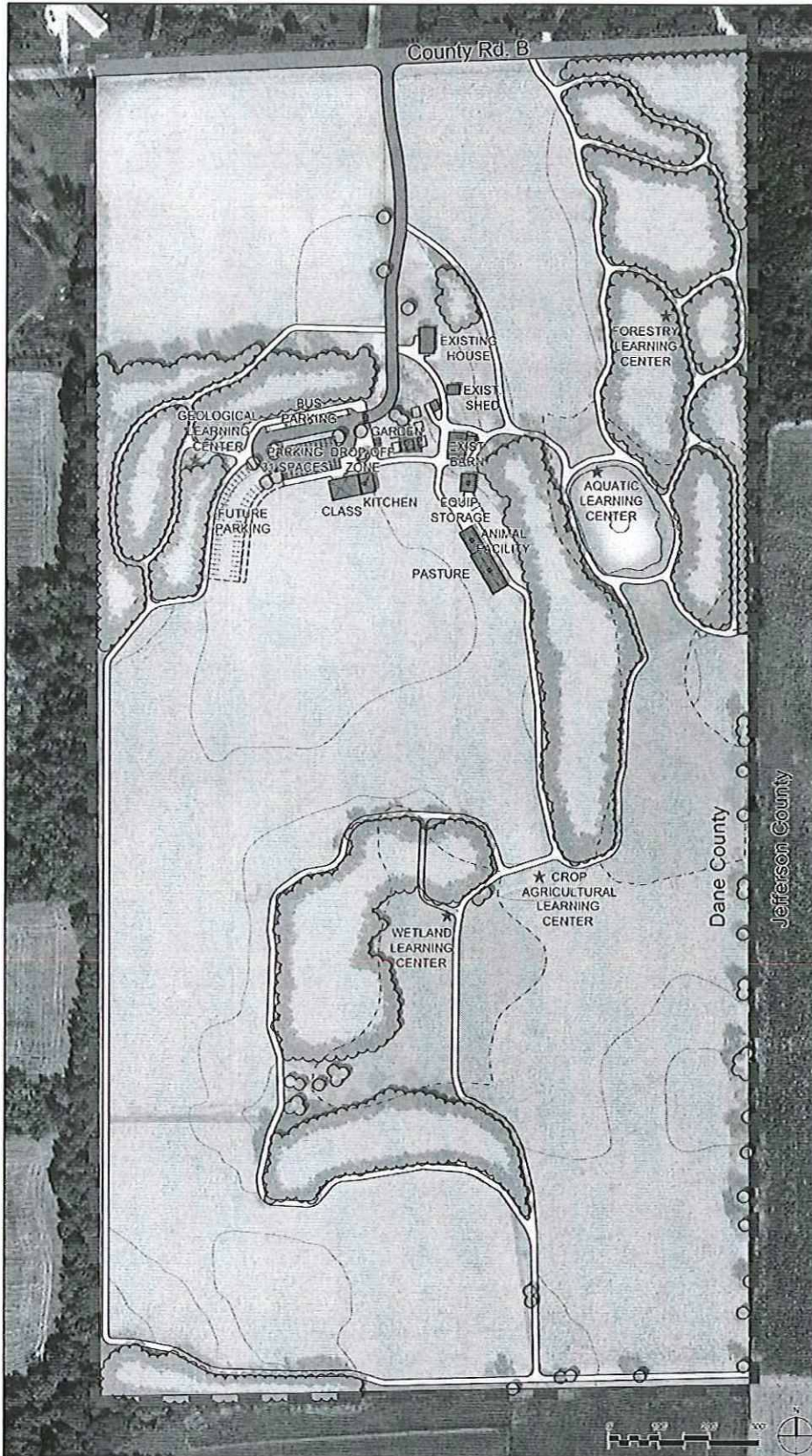
RH-3
DCPREZ-0000-000000
A-1(EX)
DCPREZ-0000-04499

RH-1
DCPREZ-0000-65503
A-2(S)
DCPREZ-0000-04499

RH-1
DCPREZ-0000-04194

A-1(EX)
DCPREZ-0000-000000
R-1
DCPREZ-0000-02913

RH-1
DCPREZ-0000-04866
A-1(EX)
DCPREZ-0000-000000



Classroom / Meeting Space (2500 S.F.)

Class activities = Max. 30 Students (1200 S.F.)
 Grade Activities = Approx. 75 Students (1500 S.F.)
 Workshops / Meetings = 150 Students (2250 S.F. w/ operable partition)
 Summer School = 3 or 4 separate groups of 20 kids each (2400 S.F.)
 Used for crafts, projects, demonstrations, meetings, presentations, etc.
 Indoor space in case of inclement weather
 Host regional FFA contests, events, etc.
 Storage = 250 S.F.

Animal Space, Housing (3300 S.F.) + Demonstration (1,500 S.F.)

Approx. housing needs: 15 Pigs, 4 Steers, 5 Sheep/Goats, and Chickens / Rabbits at a time (1500 + 800 + 400 + 50 = Approx. 2800 S.F.)
 Feed Storage Space = 200 S.F.
 Equipment / Tool Space = 200 S.F.
 Animal Demonstration / Work Space = indoors/covered, on floor (1500 S.F.)
 Mechanical / "Mk Room" Space = 100 S.F.
 Indoor / Outdoor Flexible
 Interior as multipurpose
 Verify proper headroom for machinery
 Manure Storage Plan
 Host regional shows, contests, events, etc.

Garden Usage (150 S.F.)

Space for volunteers to wash veggies, hook up hoses, access to restroom
 Tool Storage = 150 S.F.
 Food Pantry Garden Area
 School Lunch garden area with room to expand
 Space for individual community garden plots
 Compost pile

Kitchen Needs (600 S.F.)

Starting Kitchen / Demonstration type facility for all day workshops = 150 S.F.
 Washing, processing garden produce (counter area) = 100 S.F.
 Small Class food demo. Could be tied to outdoor picnic area = 350 S.F.
 (Potentially could be connected to CH building or use Demonstration Space)
 Are there any considerations to think of now if a charter school at a even a remote possibility?

Restrooms (200 S.F.)

Access when the rest of the buildings are locked
 Most class activities would have 15-50 people on-site at a time (For educational work, 1 WC required per 50 persons) (3 Single-IND Toilet Rooms = 100 S.F. + "Oustodial" space: 100 S.F. = 200 S.F.)
 Only a few days a year where there would be over 100. One (rest) is okay for now - should design drain field for larger capacity and perhaps plan for another WC at each initial toilet room

Equipment Storage (1,000 S.F. + Future)

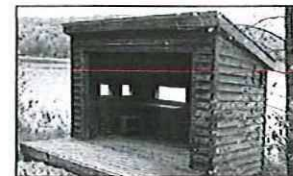
Minimally Space for: tractor, mower, 4 wheeler, (2) galons, small trailer, maintenance equipment = 600 - 1,000 S.F.

Parking

Minimum of 4 buses & 20-30 cars at once, with options to expand

Other Maybes

Covered picnic shelter space for classes to eat lunch on field trips
 Natural Resources Tree House/ Club House
 Sleeping Space for overnight retreats
 Possible Options:
 Small group, 10-20 people = 2,000-2,500 S.F. with fireplace
 Entire School Grade Level, 75 Students - Could use classroom?

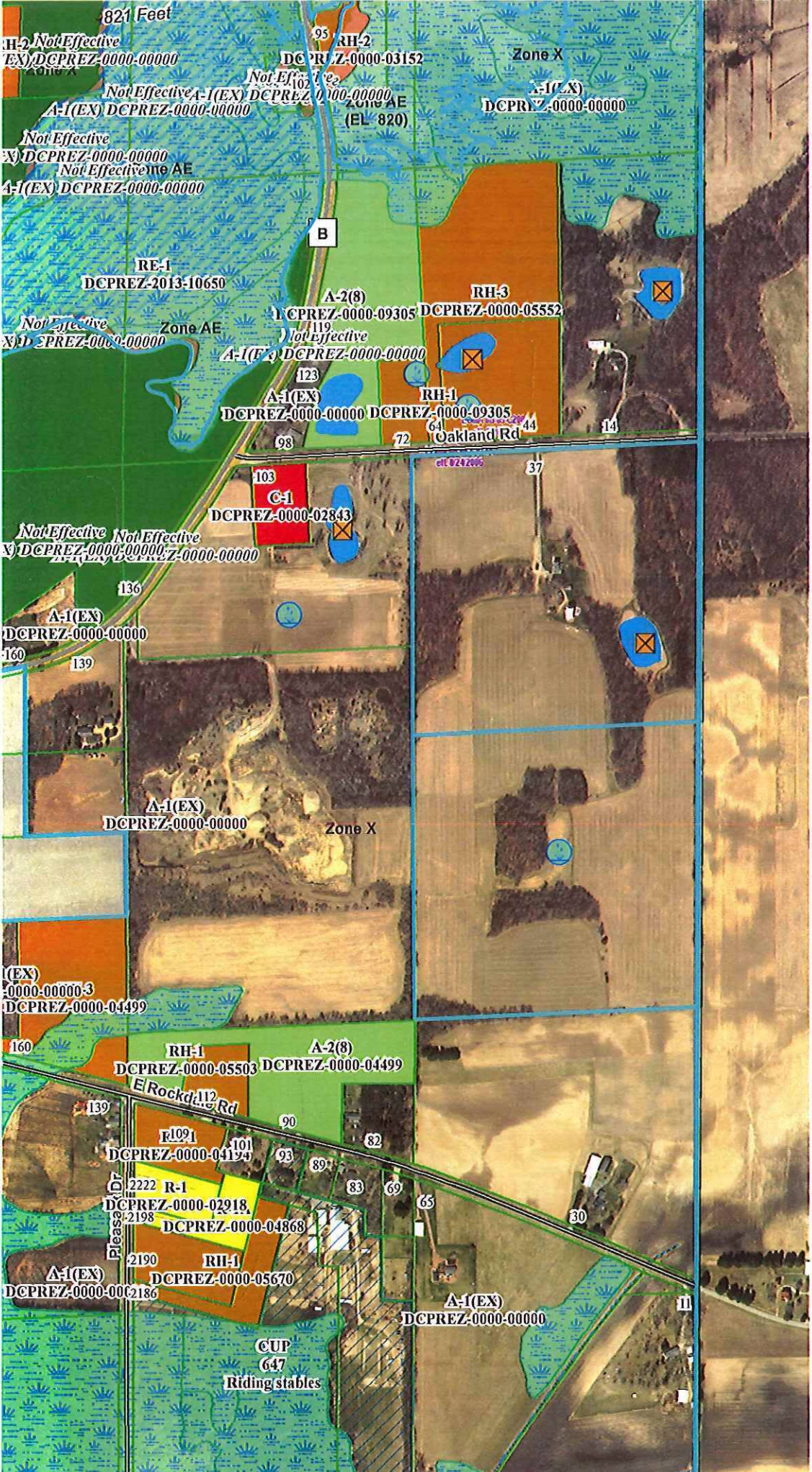


SCHOOL DISTRICT OF
CAMBRIDGE

SCHOOL DISTRICT OF CAMBRIDGE
 SEVERSON LEARNING CENTER - SITE PLAN
 RETTLER PROJECT #14.016 - UPDATED 12.31.14



3317 Business Park Drive, Stevens Point, WI 54482
 Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
 email: info@rettler.com, website: www.rettler.com



821 Feet

Not Effective
 (EX) DCPREZ-0000-00000

95 RH-2
 DCPREZ-0000-03152

Zone X

Not Effective
 A-1(LX) DCPREZ-0000-00000

Not Effective
 A-1(EX) DCPREZ-0000-00000

Not Effective
 Zone AE
 (EL 820)

Not Effective
 (EX) DCPREZ-0000-00000

A-1(EX) DCPREZ-0000-00000

B

RE-1
 DCPREZ-2013-10650

A-2(8)

RH-3
 DCPREZ-0000-05552

Not Effective
 (EX) DCPREZ-0000-00000

Zone AE

Not Effective
 DCPREZ-0000-09305

A-1(EX) DCPREZ-0000-00000

123
 A-1(EX) DCPREZ-0000-00000

RH-1
 DCPREZ-0000-09305

98

72

Oakland Rd

44

14

Not Effective
 (EX) DCPREZ-0000-00000

C-1
 DCPREZ-0000-02843

136

A-1(EX) DCPREZ-0000-00000

160

139

A-1(EX) DCPREZ-0000-00000

Zone X

(EX) DCPREZ-0000-04499

160

RH-1

A-2(8)

DCPREZ-0000-05503 DCPREZ-0000-04499

E Rock Rd

R1091

DCPREZ-0000-04194

2222 R-1
 DCPREZ-0000-02918

2198 DCPREZ-0000-04868

2190 RH-1
 DCPREZ-0000-05670

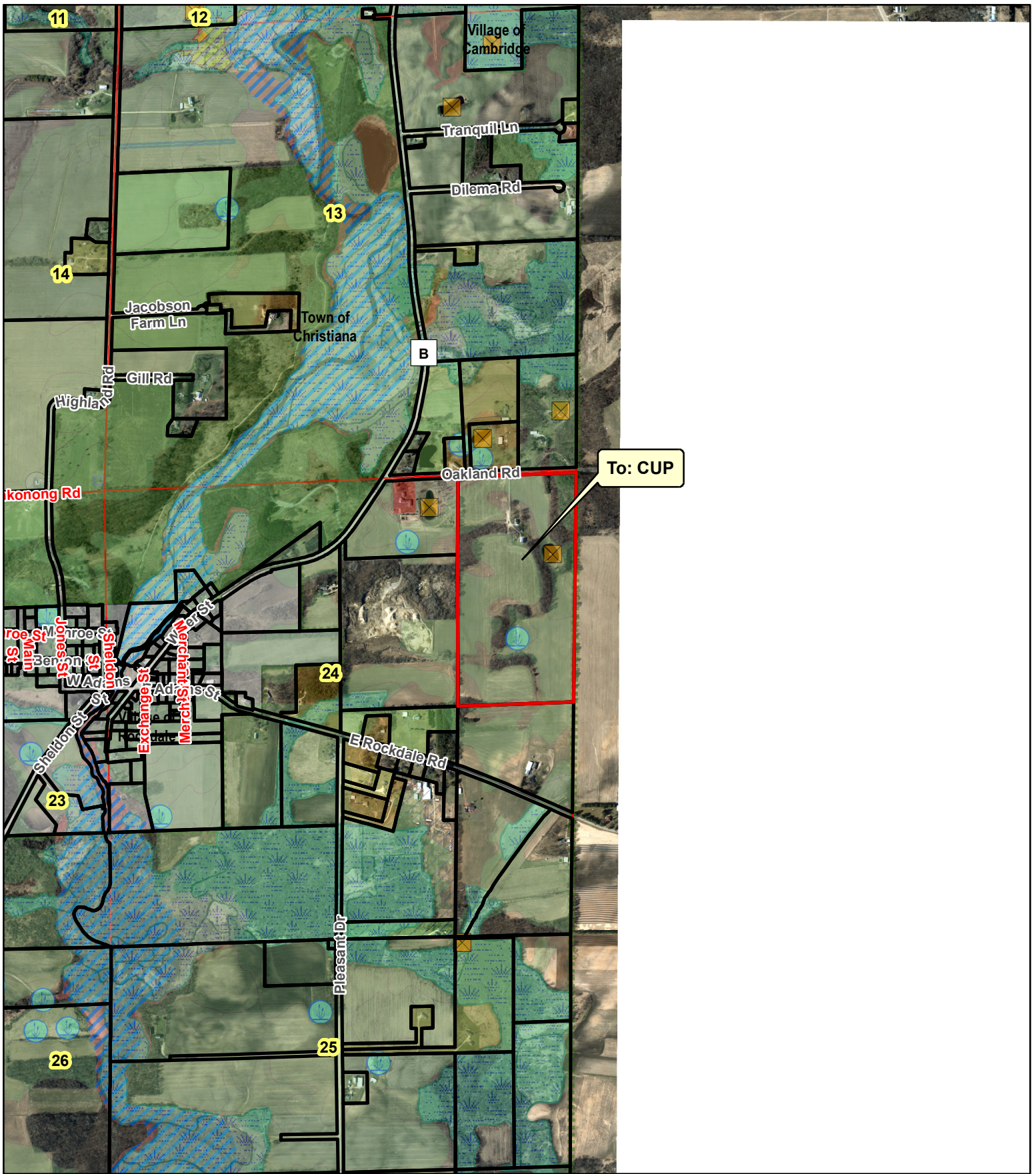
A-1(EX) DCPREZ-0000-002186

Pleasant

A-1(EX) DCPREZ-0000-00000

CUP
 647
 Riding stables


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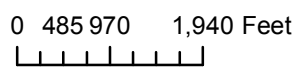
Legend

Significant Soils  Floodplain

Class  Wetland

 Class 1

 Class 2



CUP 02407
 CAMBRIDGE SCHOOL
 DISTRICT