



Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **August 23, 2016**

Petition: **Rezone 11026
CUP 2353**

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

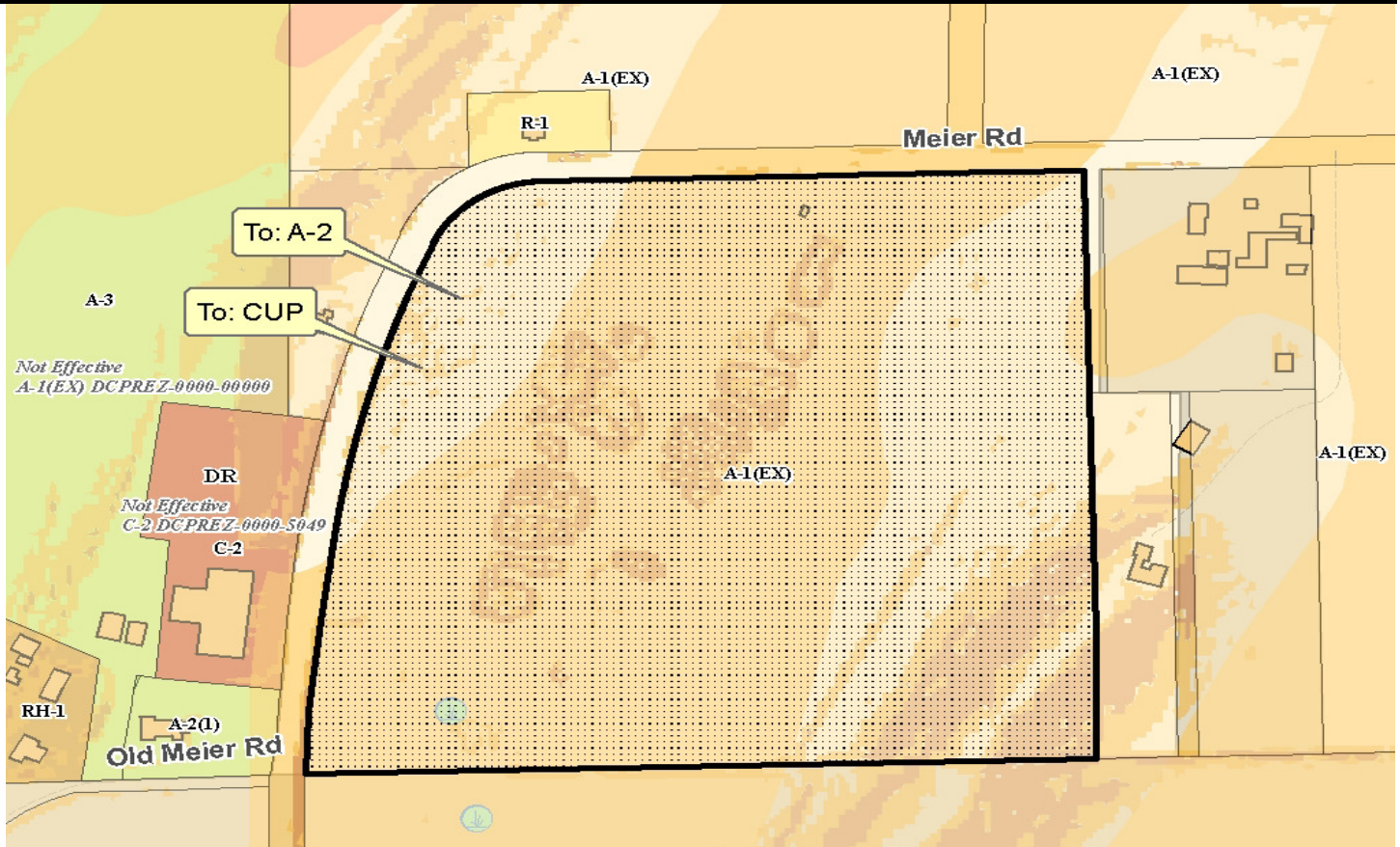
Town/sect:
**Blooming Grove
Section 24**

Acres: 40
Survey Req. No

Applicant
Meier Road LLC

Reason:
**Zoning compliance for existing
land use
CUP Description: Solid material
recycling center**

Location:
3395 Meier Rd



DESCRIPTION: The applicant would like to bring an existing composting facility into compliance with current zoning regulations.

OBSERVATIONS: The operation has been in operation since 2008 without zoning approvals. The facility is heavily screened with evergreens located along Meier Road. Approximately 70% of the site consists of Class II soils. No other sensitive environmental features found on the site. There have been no complaints regarding the operation of the facility.

TOWN PLAN: The Town Plan designates this area as an Agricultural Preservation Area. The plan allows for small scale, light industrial facilities if found compatible with the Town Plan policies. Given that no buildings are required for the land use, the property can be returned to an agricultural use if the facility is discontinued.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: The proposal appears to meet the Town Plan policies. Staff suggests that 6 conditions be placed on the conditional use permit.

TOWN: Zoning: Approved with no conditions.

CUP: Approved with no conditions.

Proposed Conditional Use Permit #2353

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 solid waste recycle operation shall be limited to composting of grass clipping, leaves, wood chips, and food wastes from grocery stores. The food waste from grocery stores shall be limited to fruit/vegetable waste or other plant waste less than 5,000 cubic yards.
2. The operation of the composting facility, including deliveries, shall be limited to the hours of 7am to 5pm, Monday through Friday, Saturday 7am to Noon.
3. The composting shall take place in windrows. The windrows shall be turned frequently to encourage aerobic activity and control odors.
4. The process of the compost material shall be monitored by a trained operator to assure proper C:N ratios, water content, internal temperature, and proper ph.
5. A NR 502.12 compost permit shall be obtained and maintained from Wisconsin Department of Natural Resources.
6. Storm water management permit shall be obtained from Dane County Land Conservation and the conditions of the permit shall be adhered.