



Staff Report

Public Hearing: **February 27, 2018**

Petition: **CUP 02409**

Zoning Amendment:
**TO CUP: PARK FACILITY,
ARTIST STUDIO (ART
PRODUCTION AND EDUCATION)**

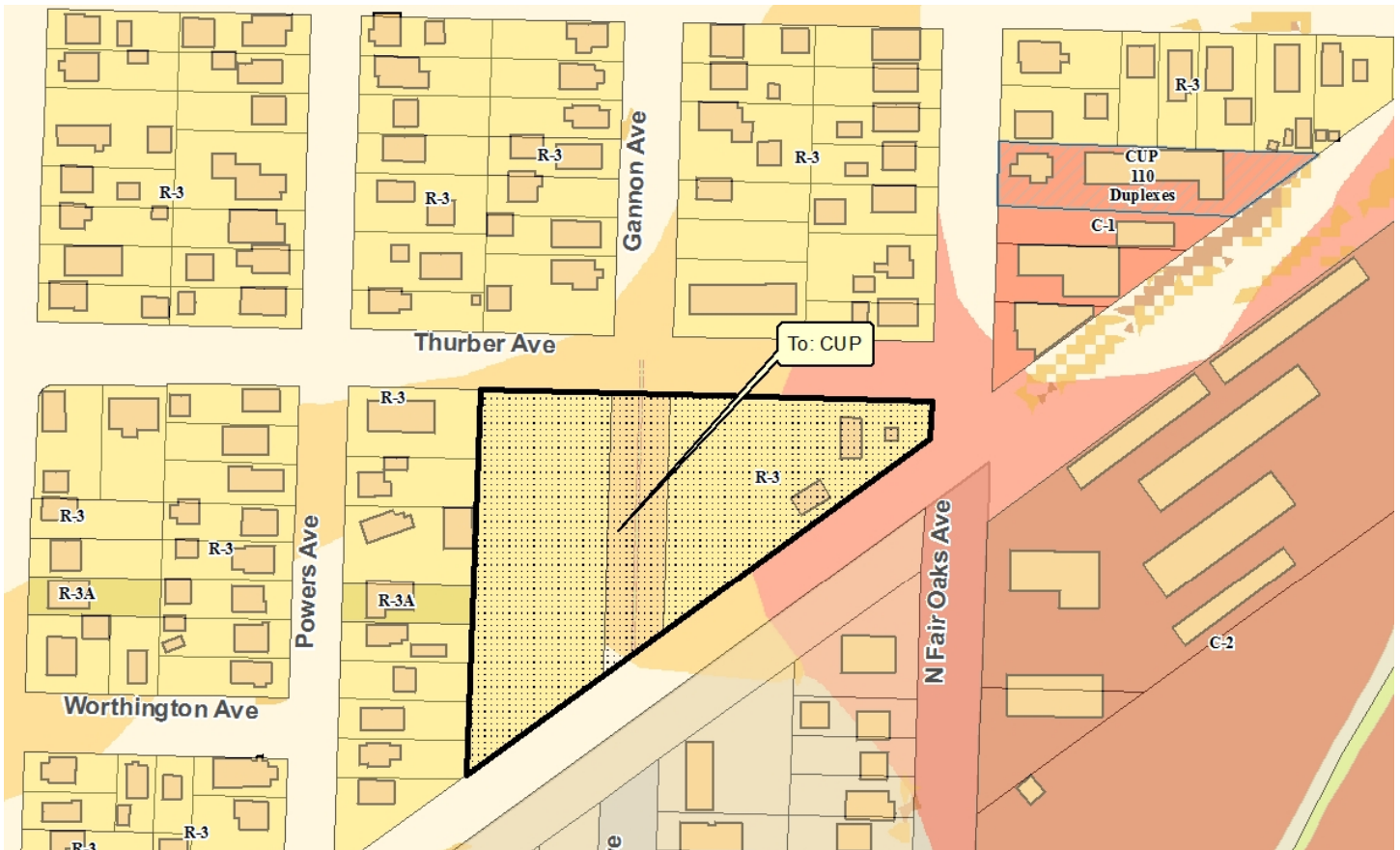
Town/sect:
**BLOOMING GROVE,
Section 5**

Zoning and Land Regulation Committee

Acres: **1.9**
Survey Req.
Reason: **Town would like to use their
park for an artist in residence
program.**

Applicant
**BLOOMING GROVE,
TOWN OF**

Location:
3325 THURBER AVE



DESCRIPTION: the town of Blooming Grove wants to use the Quonset hut in Thurber park for a studio for an artist-in-residence. The artist-in-residence program is a partnership between the City of Madison Art Commission (MAC) and the Madison Public Library (arts outreach program “the Bubbler”).

OBSERVATIONS: Hours of operation will be between 8 am and 9 pm. The artist will have access to the studio 24/7. In addition to art production, the program will include workshops. There will be one artist, no employees, and the anticipated number of visitors during events will be 15-25 people. Anticipated customers will be park visitors, neighborhood residents and arts audiences. Events will occur several times per year, and there will be occasional programming in the park. There will be no outdoor storage, no outdoor lighting beyond what is already present, no outdoor loudspeakers, and the signage will remain in the same scale and style as existing park signage. The applicant will work with Dane county staff for any necessary sign permits.

TOWN PLAN: A portion of the subject property is in the environmental conservancy district, and it is in the urban renewal overlay district of the town comprehensive plan.

RESOURCE PROTECTION: There are hydric soils on a portion of the property.

STAFF: The proposal is consistent with the town and county comprehensive plans.

TOWN: The town approved with no conditions.

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.

Customers

A list of recommended conditions for CUP 2409 is as follows:

1. Hours of operation shall be 8 am to 9 pm 7 days a week.
2. The artist will have access to the studio 24/7
3. There will be no outdoor storage
4. There will be no outdoor lighting beyond what is already is already present
5. There shall be no outdoor loudspeakers
6. The permit period shall be 10 years from approval date.