



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 28, 2014**

Petition: **Rezone 10758
CUP 2288**

Zoning Amendment:
**A-1EX Exclusive Agriculture
District to A-2(4) Agriculture
District**

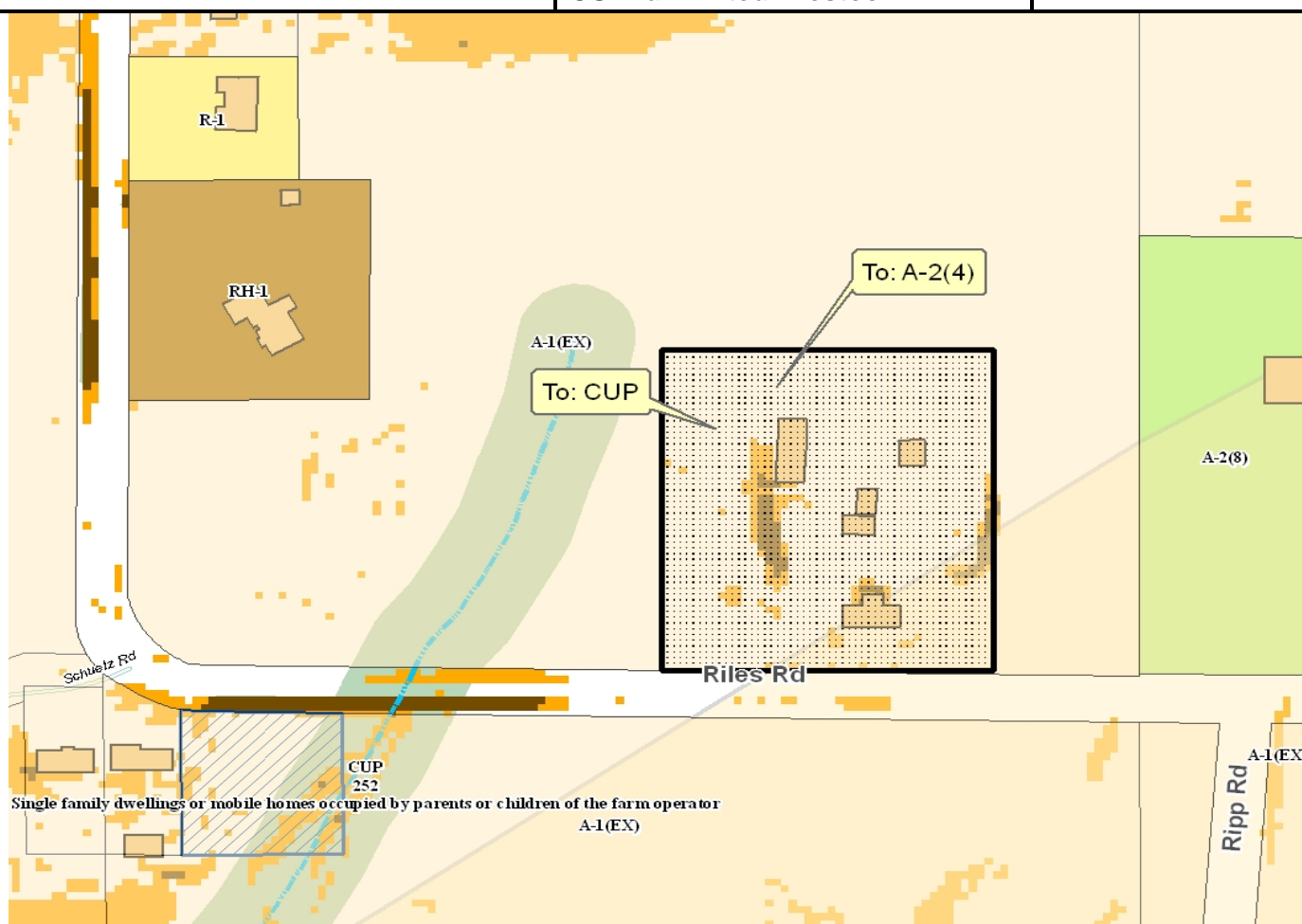
Town/sect:
**Springfield
Section 20**

Acres: 4.14
Survey Req. Yes

Applicant
Gregory J Maier

Reason:
**Separating existing residence
from farmland
CUP: unlimited livestock**

Location:
7604 Riles Road



DESCRIPTION: Owner proposes to separate the existing residence and farm buildings from the farmland. The proposal is the owner will remain in the home and farm buildings and continue to raise cattle and sell the farm land. The petition also includes a CUP for "unlimited" livestock.

OBSERVATIONS: The currently zoned A-1(EX) property has been deed restricted against any residential development.

TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: There are no areas of resource protection corridor located on the property.

STAFF: A manure management plan, reviewed and approved by Dane County Land & Water Resources staff, should be put in place.

TOWN: Approved, with conditions (nutrient management plan, limit 50 animal units, CUP good for 20 years)

Proposed Conditional Use Permit # 2208

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. Limit the number of animal units to no more than 50.
2. Develop and implement a manure management plan, to be reviewed, approved, and filed with Dane County Land & Water Resources department.
3. The CUP shall expire 20 years from effective date.