

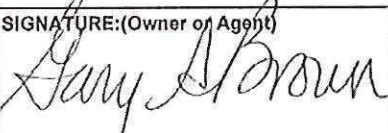
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/06/2017	DCPCUP-2017-02377
Public Hearing Date	C.U.P. Number
05/23/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BOARD OF REGENTS UNIVERSITY OF WISCONSIN-MADISON	PHONE (with Area Code) (608) 262-2321	AGENT NAME UNIVERSITY OF WISCONSIN-MADISON c/o GARY A. BROWN	PHONE (with Area Code) (608) 263-3023
BILLING ADDRESS (Number & Street) Room 1860 Van Hise Hall		ADDRESS (Number & Street) 30 N. MILLS ST.,	
(City, State, Zip) MADISON, WI 53706		(City, State, Zip) Madison, WI 53715-1211	
E-MAIL ADDRESS		E-MAIL ADDRESS gary.brown@wisc.edu	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3725 Schneider Dr.,					
TOWNSHIP DUNN	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-271-8000-4					

REASON FOR REZONE			CUP DESCRIPTION	
			<p>Allowing the use of a high and low ropes course at a site that is currently zoned A-3. Currently this use is not a permitted under Section 10.01 (23h) of the Dane County Code of Ordinances. The site is currently zoned A-3 with 'Governmental uses' requiring a Conditional Use (10.127(3)).</p>	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>GAB</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>GAB</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>GAB</u>	INSPECTOR'S INITIALS SCW1	SIGNATURE: (Owner or Agent) 
				PRINT NAME: GARY A. BROWN
				DATE: 03.08.17

Dane County Rezone Conditional Use Permit

Board of Regents
University of Wisconsin-Madison
Room 1860 Van Hise Hall

Petition Number

1220 Linden Drive

03/06/2017

DCPCUP-2017-02377

Public Hearing Date

C.U.P. Number

05/23/2017

OWNER INFORMATION

AGENT INFORMATION

OWNER NAME REGENT/OF UNIV OF WIS 310 PETERSON BLDG	PHONE (with Area Code) (608) 262-2321	AGENT NAME UNIVERISTY OF WISCONSIN	PHONE (with Area Code) (608) 263-3023
BILLING ADDRESS (Number & Street) 610 WALNUT ST	ADDRESS (Number & Street) 30 N. MILLS ST.,		
(City, State, Zip) MADISON, WI 53705	(City, State, Zip) Madison, WI 53715-1211		
E-MAIL ADDRESS	E-MAIL ADDRESS gary.brown@wisc.edu		

ADDRESS/53706

ADDRESS/LOCATION 2

ADDRESS/LOCATION 3

ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3725 Schneider Dr.,					
TOWNSHIP DUNN	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-271-8000-4					

REASON FOR REZONE

CUP DESCRIPTION

			Allowing the use of a high and low ropes course at a site that is currently zoned A-3. Currently this use is not a permitted under Section 10.01 (23h) of the Dane County Code of Ordinances. The site is currently zoned A-3 with 'Governmental uses' requiring a Conditional Use (10.127(3)).	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SCW1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
				DATE:

Form Version 03.00.03

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
03/06/2017	DCPCUP-2017-02377
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05/23/2017	

OWNER INFORMATION				AGENT INFORMATION			
OWNER NAME REGENT OF UNIV OF WIS 310 PETERSON BLDG		PHONE (with Area Code) (608) 262-2321		AGENT NAME UNIVERISTY OF WISCONSIN		PHONE (with Area Code) (608) 263-3023	
BILLING ADDRESS (Number & Street) 610 WALNUT ST				ADDRESS (Number & Street) 30 N. MILLS ST.,			
(City, State, Zip) MADISON, WI 53705				(City, State, Zip) Madison, WI 53715-1211			
E-MAIL ADDRESS				E-MAIL ADDRESS gary.brown@wisc.edu			
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3			
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP			
3725 Schneider Dr.,							
TOWNSHIP DUNN	SECTION 27	TOWNSHIP	SECTION	TOWNSHIP	SECTION		
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED			
0610-271-8000-4							
REASON FOR REZONE				CUP DESCRIPTION			
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION		ACRES		
C.S.M REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	INSPECTOR'S INITIALS SCW1		SIGNATURE:(Owner or Agent)		
				PRINT NAME:			
				DATE:			

Form Version 03.00.03



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

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

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	State of Wisconsin - Board of Regents	Agent	University of Wisconsin - Gary Brown
Address	1220 Linden Drive, #1860 Van Hise Hall, Madison, WI 53706	Address	30 N. Mills Street, Madison, WI 53715-1211
Phone	608-262-2321	Phone	608-263-3023
Email		Email	gary.brown@wisc.edu

Parcel numbers affected: 028/0610-271-8000-4 Town: Dunn Section: 27
NE 1/4 of the NE 1/4 of Section 27 Property Address: 3725 Schneider Drive

Existing/ Proposed Zoning District : Existing Zoning A-3, Create a Conditional Use to allow a 'Governmental Use'.

○ Type of Activity proposed:

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

SEE ATTACHED LETTER

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: Gary A. Brown

Date: March 1, 2017



Facilities Planning & Management
UNIVERSITY OF WISCONSIN-MADISON

March 1, 2017

Roger Lane
Zoning Division
Room 116 City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703

**RE: CONDITIONAL USE APPLICATION – Supporting Documentation – High & Low Ropes Course
 3725 Schneider Drive, Town of Dunn, Wisconsin**

Dear Roger,

Description of Project:

Design and construction of a high and low ropes course for use by student groups and staff. The course will be located south of the existing site structures within the area identified in the attached exhibits. All land is owned by the University of Wisconsin Board of Regents. This project will be funded through the UW-Madison Division of Student Life and operated by the Adventure Learning Program (ALPS).

Operations Plan:

- **Type of Activity Proposed:** Adventure based team-building education as administered by UW's Adventure Learning Program (ALPS). High ropes courses are natural outdoor laboratories where participants are provided with an opportunity to challenge themselves in a variety of ways and try out different strategies on how to successfully navigate those challenges. Research on the effects of ropes course experience on participants has shown increased levels of self-efficacy and locus of control; development of trust, communication skills, and teamwork; increased awareness of self and others; and leadership capacities. These skills align with the essential learning outcomes of the University and the purpose of the University of Wisconsin education.
- **Hours of Operation:** Hours of operation are daylight dependent. The facility will be used by groups during standard business hours as well as evenings and weekends. Spring, summer, and fall will be the primary use seasons when weather conditions allow.
- **Anticipated Customers:** UW-Madison trained and authorized facilitators/instructors will be the only allowed individuals to operate the course. The course will only be used by groups who have contracted with ALPS. This facility will not be open to the public.
- **Outside Storage:** A 30'x30' restroom facility and storage shed is proposed as indicated on the plan. This facility along with the entire ropes course will be enclosed by a fence.
- **Outdoor Activities:** Low and high ropes course modules. Pole heights not to exceed 50'.
- **Outdoor Lighting:** There will be no outdoor lighting.
- **Outside Loudspeakers:** There will be no outside loudspeakers or amplification improvements to the site.
- **Proposed Signs:** There are no proposed signs for this facility.

- **Trash Removal:** Trash removal services will be coordinated with the existing facilities. No new dumpsters or recycle containers are anticipated.

Six Standards of the Conditional Use Permit:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*
 - The low impact, both spatially and functionally, of this facility lends itself to this rural location. The proposed location is set internally on the existing university owned lands and the area will be fenced to prevent access and unapproved use. As a university facility, it is planned to include a compliant operation plan and meet all maintenance standards. The Division of Student Life (DSL) will have the course inspected annually by a certified Association for Challenge Course Technology preferred vendor. It should be noted the existing land is zoning A-3 Agricultural District which was established for areas of land that are considered transition points from agricultural land to developing areas.
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.*
 - The proposed location is set internally on the existing university owned lands and the area is in proximity to mature vegetation. The tallest anticipated ropes course poles will be less than 50' in height. Users of the course will use the existing parking facilities on the site. A proposed shelter with restrooms (30'x30') is shown schematically. The importance of this facility is for staging and an interest in having minimal impact on the other users of the Kegonsa Research Center (KRC) site.
3. *That 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.*
 - The uses directly to the west, east, and south are agriculture in use. The ropes course will not distract from or impede the existing land uses in the area. This facility will not negatively impact adjacent properties from future development.
4. *That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.*
 - The proposed facility requires minimal new site improvements. There are no utilities, additional access roads, or parking spaces required with this development. The low impact nature of the ropes course creates minimal site disturbance.
5. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - The ropes course facility will be administered by the UW's Adventure Learning Program. There is minimal impact anticipated to the existing road network based on the sizes of the proposed groups as travel is provided by ALP's. There are currently two ingress/egress access points into the site to disperse traffic and improve circulation.
6. *That the conditional use shall conform to all applicable regulations of the district in which it is located.*
 - The proposed plan meets all the applicable conditional use regulations of the A-3 Agricultural District in terms of governmental use and setback requirements.

Application Materials:

Conditional Use Application
Letter of Intent (Operations Plan & Statement of Six Standards)
Legal Description
Scaled Drawings
Aerial Photo, Land Use, and Zoning District Exhibits
Existing Photos, Schematic Plan Layout, Precedent Images

Project Participants:

Owner: State of Wisconsin
Agency: University of Wisconsin System
Board of Regents
Room 1860 Van Hise Hall
1220 Linden Drive
Madison, Wisconsin 53706

Owner's Contact: University of Wisconsin – Madison
Facilities Planning and Management
30 N. Mills Street
Madison, Wisconsin 53715-1211
Phone: 608-263-3023
Attn: Gary Brown
E-Mail: gary.brown@wisc.edu

Please contact me at 608-263-3023 if you have any questions or need further information.

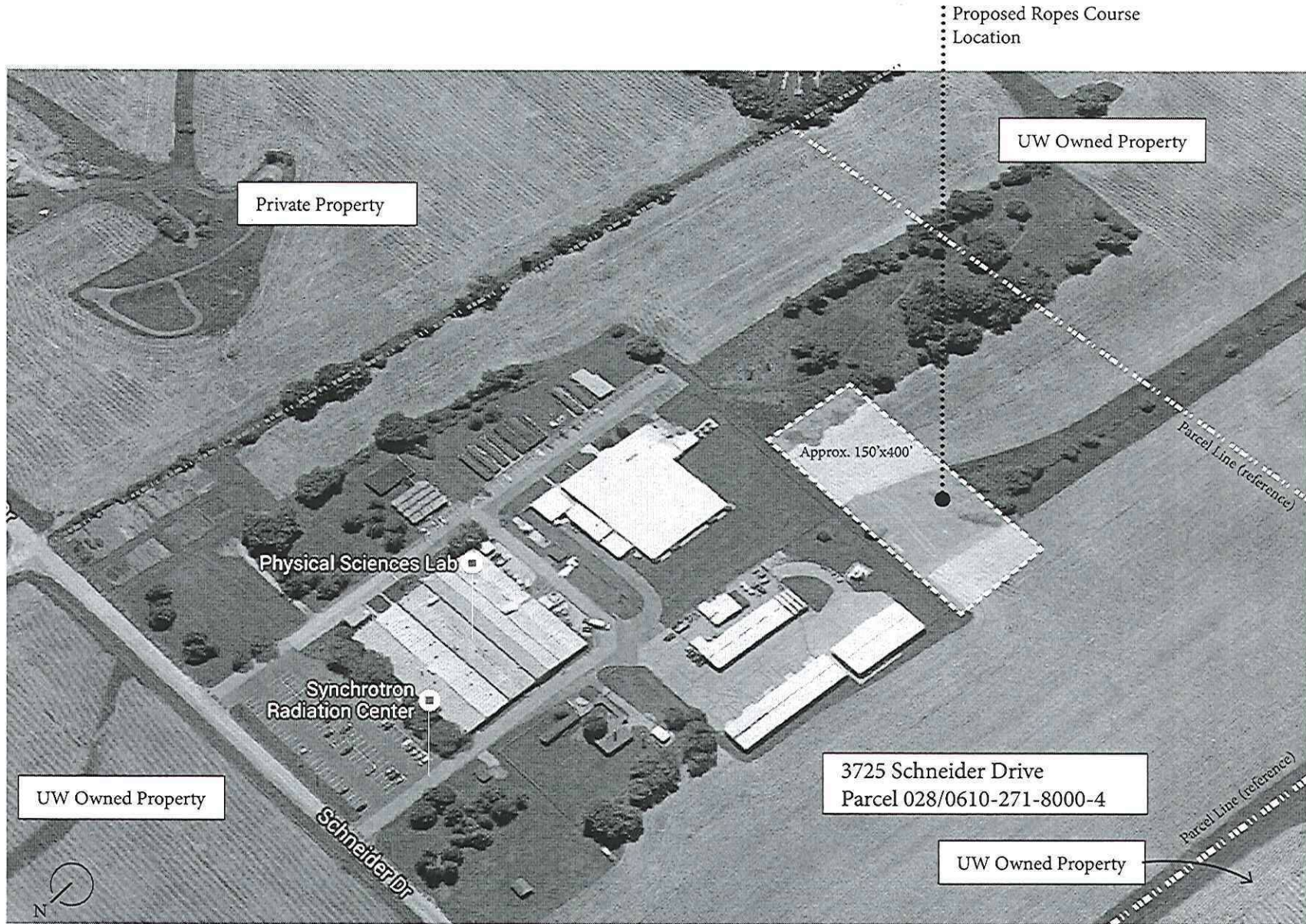
Thank you,



Gary A. Brown PLA, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: *Matt Collins, UW-Madison FP&M Project Manager*
Aaron Williams, UW-Madison Zoning & Entitlement Coordinator

CONTEXT



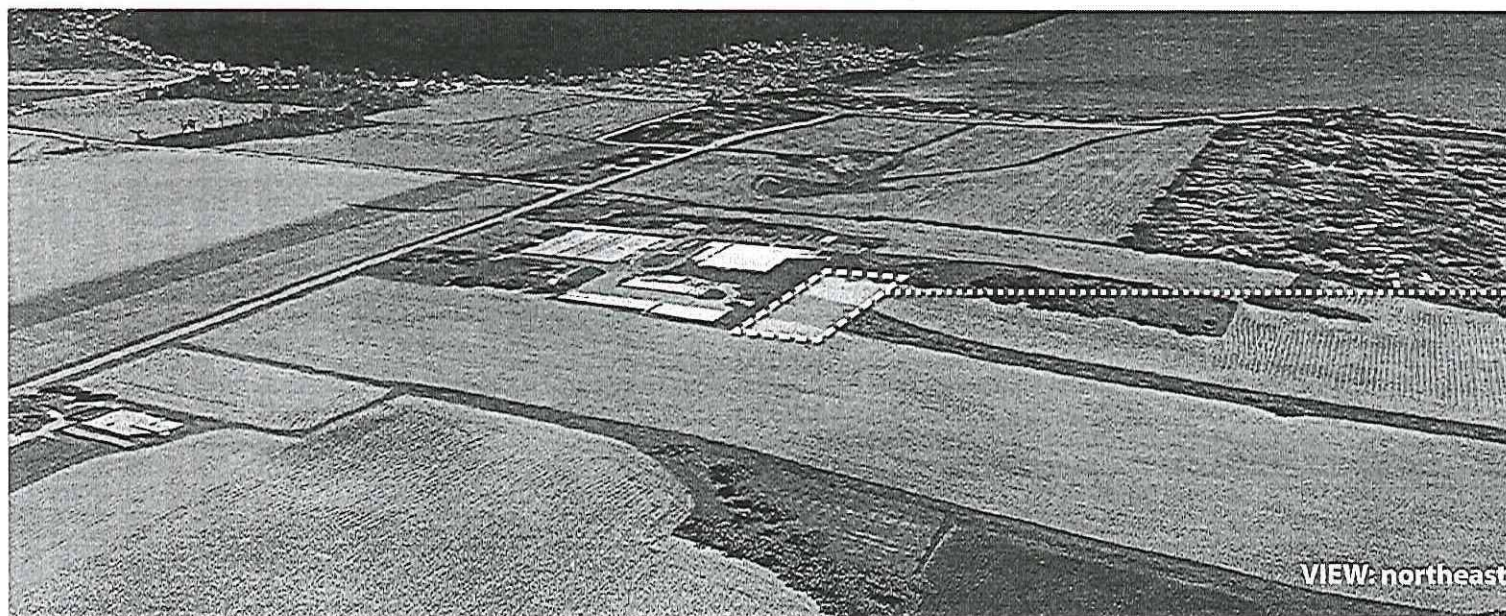
KEGONSA RESEARCH CENTER-ROPES COURSE

CONDITIONAL USE REQUEST

University of Wisconsin-Madison Facilities Planning & Management

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EXISTING CONDITIONS



Proposed Site



Proposed Site

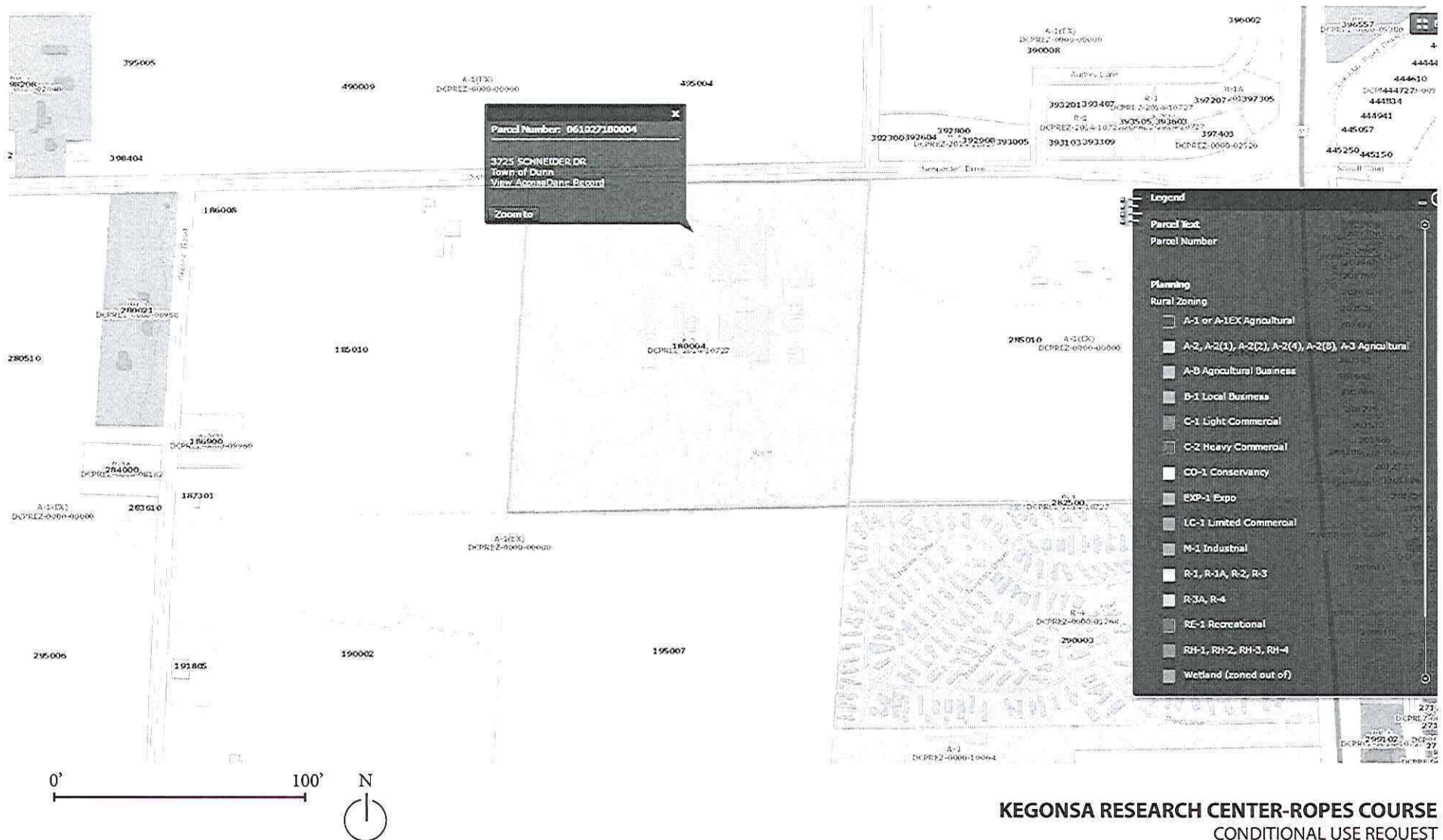
KEGONSA RESEARCH CENTER-ROPES COURSE

CONDITIONAL USE REQUEST

University of Wisconsin-Madison Facilities Planning & Management

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ZONING MAP



KEGONSA RESEARCH CENTER-ROPES COURSE
CONDITIONAL USE REQUEST
 University of Wisconsin-Madison Facilities Planning & Management
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LAND USE MAP



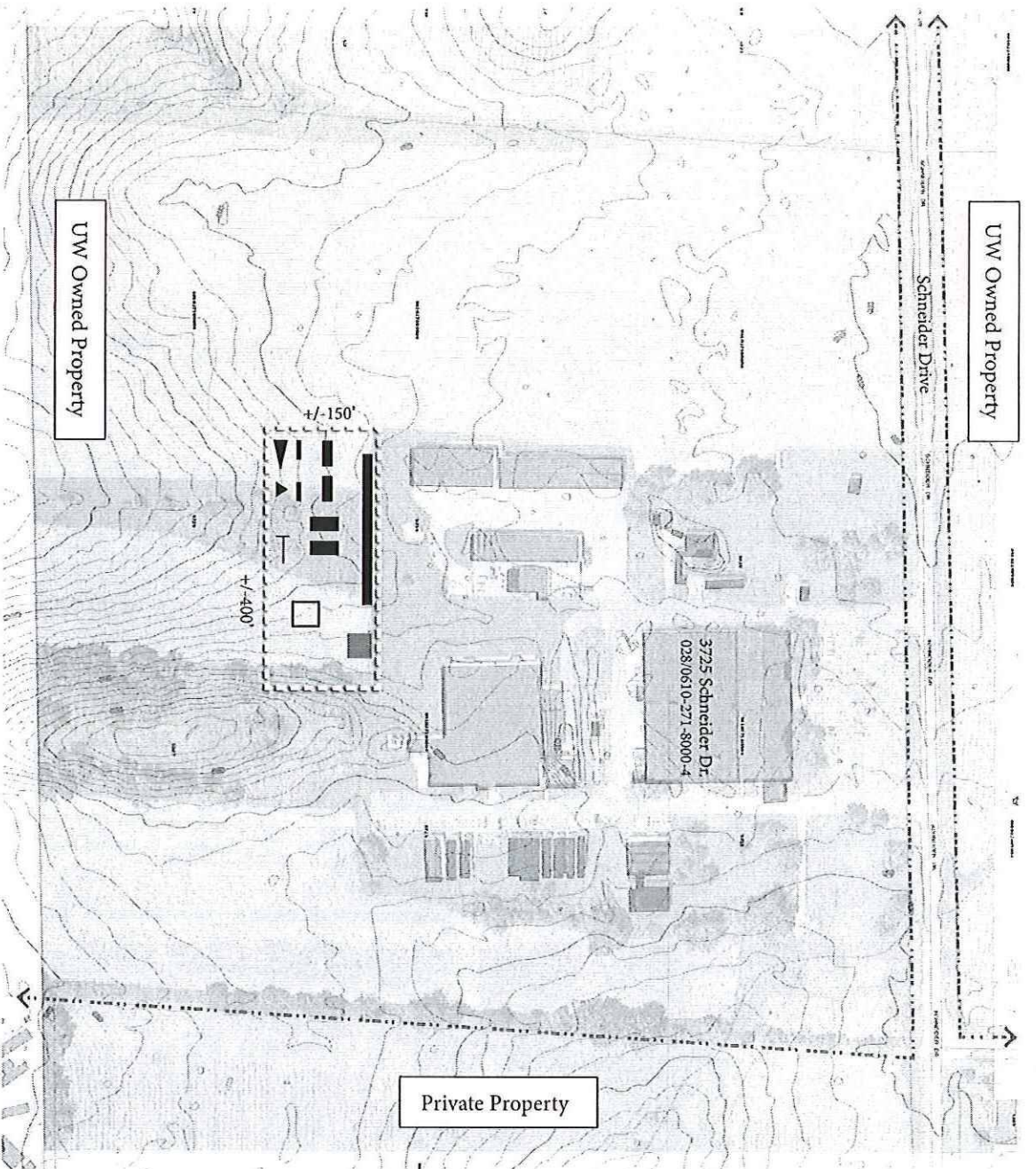
KEGONSA RESEARCH CENTER-ROPES COURSE
CONDITIONAL USE REQUEST
 University of Wisconsin-Madison Facilities Planning & Management
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SCHEMATIC SITE PLAN

Site plan shown is for graphical purposes only. Project is currently in the process of securing a consultant to produce bid documents.

30'x30' Shelter Building

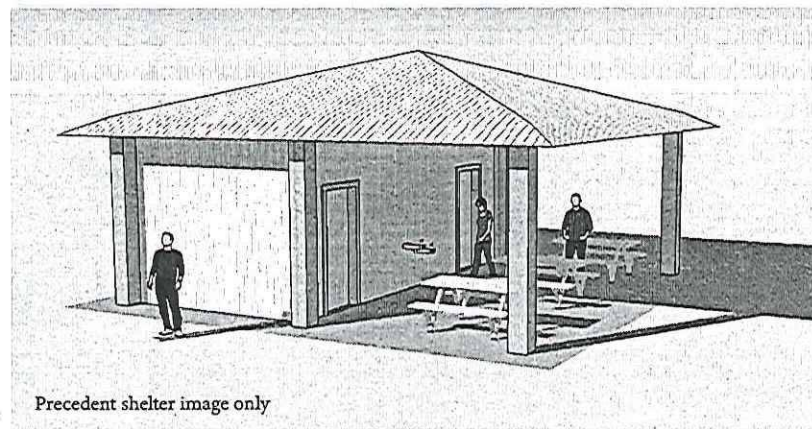
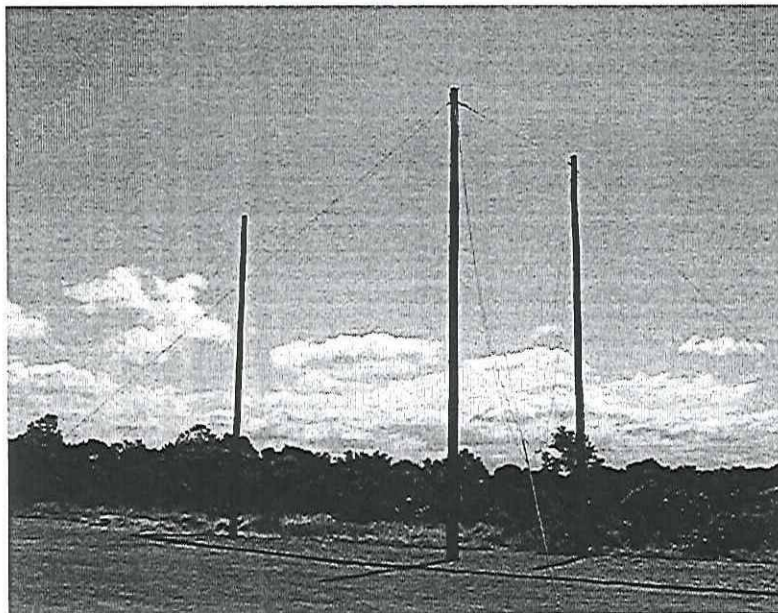
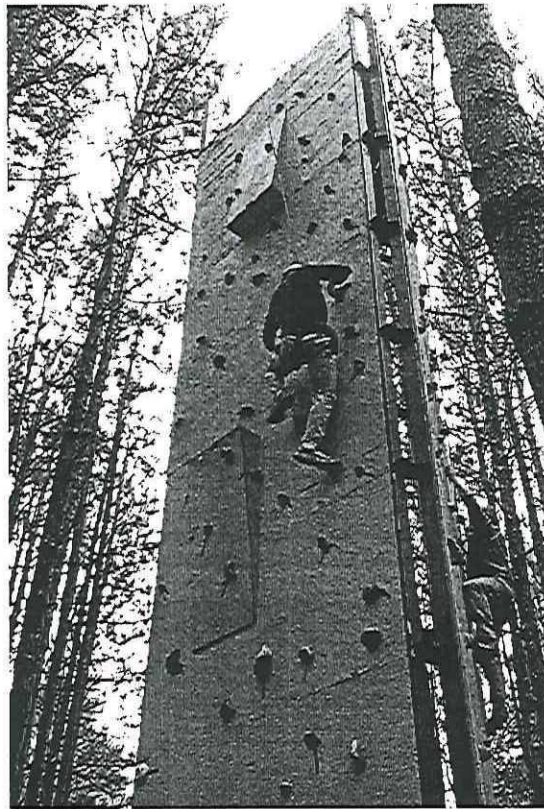
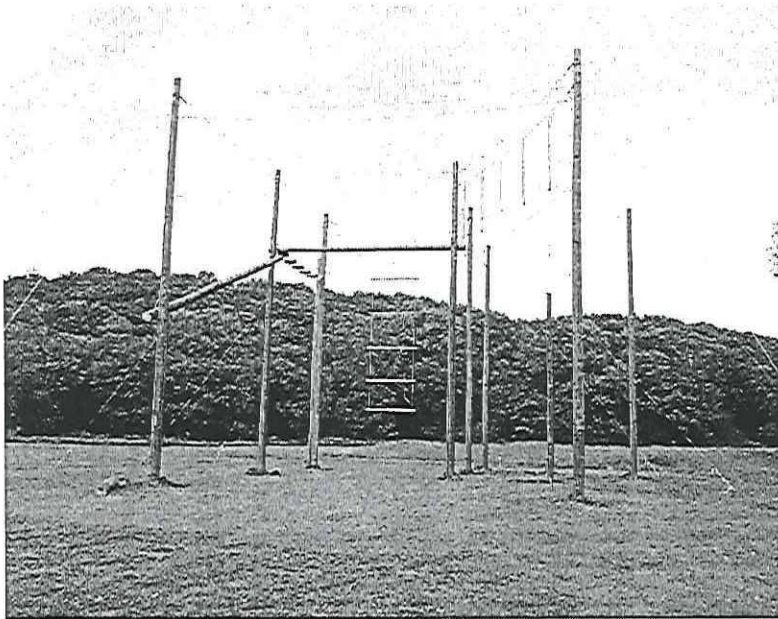


KEGONSA RESEARCH CENTER-ROPES COURSE

CONDITIONAL USE REQUEST

University of Wisconsin-Madison Facilities Planning & Management
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PRECEDENT ELEMENTS



Precedent shelter image only

KEGONSA RESEARCH CENTER-ROPES COURSE

CONDITIONAL USE REQUEST

University of Wisconsin-Madison Facilities Planning & Management

PMMAJORPROJECTS-ACTIVERopes Course 14ESZorling

NOTICE OF REZONE OR CONDITIONAL USE		NUMBER <u>C.U.P. 822</u>	
GENERAL INFORMATION			
PUBLIC HEARING DATE: <u>March 13, '90 D.E.D. No</u>			
1. TOWN, VILLAGE, OR CITY <u>Dunn</u>		COUNTY DANE	
2. THIS NOTICE IS FOR: <input type="checkbox"/> REZONING <input checked="" type="checkbox"/> CONDITIONAL USE/SPECIAL EXCEPTION			
3. OWNER AT TIME OF REZONING - NAME <u>Board of Regents of the University of Wisconsin System</u>		TELEPHONE <u>608, 262-2324</u>	
ADDRESS <u>1860 Van Hise Hall, Madison, WI 53706</u>			
4. DESCRIPTION OF THE PROPERTY WHICH WAS GRANTED THE REZONING OR CONDITIONAL USE/SPECIAL EXCEPTION PERMIT <u>NE 1/4, NE 1/4</u> SEC. <u>27</u> TOWN <u>GN</u> RANGE <u>10E</u>			
PARCEL NUMBER(S) BEFORE REZONING <u>14-27-648</u>		PREVIOUS ZONING DISTRICT <u>A1-EX</u>	NEW ZONING DISTRICT <u>A1-EX w/ CUP</u>
PARCEL ADDRESS <u>3725 Schneider Road</u>			
INTENT/PURPOSE The intent of the conditional use request for "Governmental Use" in an A-1 Agriculture District (Exclusive) is to provide a site for a proposed 48'x 60' Module Building for the Center for X-ray Lithography at the University of Wisconsin - Madison's Physical Sciences Laboratory and to bring into conformance that portion of University land lying south of Schneider Road currently being used for University Research.			
LAND AREA AND IMPROVEMENTS			
5. TOTAL ACRES IN PARCEL BEFORE REZONING		TOTAL ACRES IN PARCEL IN EXCLUSIVE AG. ZONE BEFORE REZONING	
a. Of the original parcel, how many acres were rezoned OUT OF agricultural use or granted a non-Ag conditional use/special exception?			
b. How many acres were rezoned INTO exclusive agricultural district?			
c. Were there improvements on the original parcel? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
d. What percentage of the improvements was rezoned or granted a conditional use/special exception?			
REZONE			
6. REASON FOR REZONING			
a. <input type="checkbox"/> Develop land for non-Ag. residential use.			
How far is the land from a city or village boundary? MILES		How far is the land from an existing residential area? MILES	
Is the land served by public sewer? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Is the land within a sanitary district? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is the land served by public water? <input type="checkbox"/> YES <input type="checkbox"/> NO		Is the land within a planning transition area? <input type="checkbox"/> YES <input type="checkbox"/> NO	
If more than one lot was developed: Number of lots		Average lot size	
b. <input type="checkbox"/> Develop land for industrial use		f. <input type="checkbox"/> Farm consolidation	
c. <input type="checkbox"/> Develop land for commercial use		g. <input type="checkbox"/> Residence for parent or child of farm operator	
d. <input type="checkbox"/> Develop land for recreational use		h. <input checked="" type="checkbox"/> Other (please specify) <u>Governmental Use</u>	
e. <input type="checkbox"/> Pre-existing use, substandard or nonconforming parcel			

7. Soils Information

a. Type of soils in parcel rezoned out of agricultural district (approximate)

Percent of land had soils in Classes I-II _____ Percent of the land had soils in Class IV _____

Percent of the land had soils in Class III _____ Percent of the land had soils in Classes V-VIII _____

b. Type of land in parcel rezoned out of agricultural district (approximate)

Percent of land in cropland _____ Percent of land in woodland _____

Percent of land in pasture _____ Percent of land in other (specify) _____

CONDITIONAL USE

8. What is the type of conditional use/special exception?

a. ☐ Agricultural (please specify use)

b. ☐ Agricultural-related (please specify use)

c. ☐ Institutional

d. ☐ Governmental

e. ☐ Religious

f. ☐ Utility

g. ☒ Other (please specify use) University of Wisconsin research facilities

CERTIFICATION HISTORY

9. Have any zoning certificates been issued for the property which was granted the rezoning or a nonagricultural conditional use/special exception? ☐ YES ☐ NO

If YES, please attach copies of any zoning certificates that have been issued for the property during the last 10 years, and a copy of a property record that includes a description of the rezoned property, such as a warranty deed, land contract, subdivision plat, or certified survey map.

FINDINGS FOR REZONING

10. Was the petition for rezoning approved only after findings were made based on consideration of the following as required by s. 91.77(1), Wis. Stats.:

(a) Adequate public facilities to accommodate development either exist or will be provided within a reasonable time.

(b) Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.

(c) The land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonable adverse effect on rare or irreplaceable natural areas.

☐ YES ☐ NO

SIGNATURE OF ZONING AUTHORITY

DATE OF SIGNATURE

DATE OF LOCAL APPROVAL OF REZONING OR CONDITIONAL USE

4-16-90

DANE COUNTY

APPLICATION FOR A CONDITIONAL USE PERMIT

No. 822

The undersigned hereby applies for a conditional use permit for a
Governmental Use in the A-1 Agriculture District (Exclusive)
District as provided for in ss 10.123 of the Zoning Ordinance. The
property is located at 3725 Schneider Road in the Town of
Dunn, more fully described as follows:

NE 1/4 of the NE 1/4 of Section 27, Town of Dunn, T.6.N.-R.10.E., County of
Dane, State of Wisconsin

C.U.P. #822:

Part of the NE NE of Section 27, Town of Dunn described as follows: The NE 1/4
NE 1/4 Section 27, Town of Dunn.

Respectfully submitted on March 5 19 90 by:

Agent:

Owner:

Name

Department of Planning & Construction
University of Wisconsin - Madison

Name

Board of Regents of the University
of Wisconsin System

Street

610 Walnut Street

Street

1860 Van Hise Hall

Post

Post

Office

Madison, Wisconsin

Office

Madison, Wisconsin

Telephone

263-3000

Zip 53705

Telephone

262-2324

Zip 53706

545-59(11/79)

The Agriculture, Environment & Zoning Committee of the Dane County Board, pursuant to its powers and after a public hearing, the applicant for Conditional Use Permit No. 822 or his agent being afforded and opportunity to present relevant facts supporting the application, and after hearing all persons opposing such application, does hereby make the following:

FINDING OF FACT

1. That the establishment, maintenance, and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will ~~not~~ be made.
5. That adequate measures will ~~not~~ be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does ~~not~~ conform to all applicable regulations of the district in which it is proposed to be located.

* For Conditional Uses in the A-1 Agriculture (Exclusive) District, the Following Additional Findings Shall be Made:

1. This use will not benefit the needs of either the residents or the agricultural activities in the area.
2. There are not other locations available for this use.
3. The land to be occupied by this use is not productive agricultural land.
4. Public services needed by this use are not available.
5. Public services needed by this use can not be furnished without becoming an unreasonable burden on the taxpayers.
6. This use at this location will not cause significant harm to the environment.

* That the applicant has given the necessary guarantee detailed on Exhibit "A" attached hereto and incorporated by reference.

* That the conditions detailed in Exhibit "B" are specifically made applicable to this permit; and any violation of such conditions shall be sufficient grounds for revocation of this permit.

WHEREFORE IT IS ORDERED: that the application for conditional use permit no. 822 be, and the same is hereby granted/~~not~~.

AGRICULTURE, ENVIRONMENT & ZONING COMMITTEE

Date: 4-16-90

By: _____
Shary Bisgard, Chair

EXHIBIT "B"

NOTICE OF PUBLIC HEARING
BY THE DANE COUNTY
AGRICULTURE, ENVIRONMENT & LAND RECORDS COMMITTEE

NOTICE IS HEREBY GIVEN that a public hearing will be held in Room 2E of the City-County Building, Madison, Wisconsin on Tuesday, April 10, 1990 at 6:30 P.M. to consider the following matters: Petitions to amend the Dane County Zoning Ordinance and Applications for Conditional Use Permits. The matters to be heard are as follows:

27. CONDITIONAL USE PERMIT #822 by UW - Board of Regents to allow governmental uses - laboratory expansion on property located at 3725 Schneider Drive in part of the NE 1/4 NE 1/4 - Section 27, Town of Dunn.

4-16-90

Published: Wisconsin State Journal
March 27 and April 3, 1990

AGRICULTURE, ENVIRONMENT & LAND RECORDS
COMMITTEE
Shary Bisgard, Chair

UNIVERSITY OF WISCONSIN-MADISON
DEPARTMENT OF PLANNING & CONSTRUCTION
610 WALNUT STREET, MADISON, WISCONSIN 53705 (608) 263-3000

March 5, 1990

Dane County Agriculture, Environment & Zoning Committee
Room 116, City-County Building
Madison, WI 53709

Re: University of Wisconsin-Madison
Center for X-ray Lithography
Physical Sciences Laboratory
3725 Schneider Road
Stoughton, WI 53589

Dear Committee Members:

The University of Wisconsin-Madison is seeking Agriculture, Environment and Zoning Committee approval of a conditional use permit for a Governmental Use in the A-1 Agriculture District (Exclusive) for property located at 3725 Schneider Road in the Town of Dunn.

The intent of the conditional use request for "Governmental Use" in an A-1 Agriculture District (Exclusive) is to provide a site for a proposed 48' x 60' Module Building for the Center for X-ray Lithography at the University of Wisconsin-Madison's Physical Sciences Laboratory and to bring into conformance that portion of University land lying south of Schneider Road currently being used for University Research.

The legal description of the site proposed for this conditional use permit is as follows:

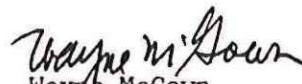
NE 1/4 of the NE 1/4 of Section 27, Town of Dunn, T.6.N.-R.10.E.,
County of Dane, State of Wisconsin

The contact person at the Physical Sciences Laboratory for this project is:

Ms. Esther Olson
Assistant Director
3725 Schneider Road
Stoughton, WI 53589
Telephone: 873-6651

If you have any questions or need additional information, please contact either Mr. Alan Bessey of this office at 263-3026 or myself at 263-3000.

Sincerely,


Wayne McGown
Interim Director

EM/bb
4565G-45
Enclosures
cc: Alan Bessey
Robert Hendricks
Emma Macari
Esther Olson



Dane County Land Regulation & Records

Room 116, City-County Building
Madison, Wisconsin 53709

Land Division Review
608/266 9086

Gene R. Rankin, J.D.
DIRECTOR
608/267-4115

Name, Address, Phone - ATTN TO:

Property Listing
608/266-4120

Surveyor
608/266-4252

Department of Planning & Construction
University of Wisconsin--Madison

☒ Zoning
608/266-4266

610 Walnut Street, Madison, WI 53705 Telephone: 263-3000
INFORMATION NEEDED FOR THE FILING OF AN APPLICATION FOR A

CONDITIONAL USE PERMIT IN DANE COUNTY

1. A legal description of the land for which the permit is requested; by either a metes and bounds description, a certified survey map number or a lot in a recorded plat.
2. Tax parcel number of the lot or parcel on which the conditional use is to be located. If the area proposed for the conditional use is a part of a larger parcel, the number of the larger parcel will suffice.
NE NE SEC 27 - 14-27-618
3. A filing fee of \$65.00 payable at the time the application is made.
4. A letter of transmittal, to be furnished at the time the application is made, giving the following information:
 - a. Proposed use of the property.
 - b. A time schedule for development.
 - c. Reasons why the property is suitable for the proposed use.
5. A site plan of the property, drawn to scale, showing the following:
 - a. _____ Location of all buildings, existing and proposed.
 - b. _____ Access points to the adjacent highway.
 - c. _____ Parking areas.
 - d. _____ Proposed landscaping or screening.

The last day to submit an application for the public hearing to be held on

April 10
1983 is March 6
Feb 6

Letter requesting action at public hearing.

University of Wisconsin - Msn

Physical Sciences Laboratory
3725 Schneider Drive
Stoughton, WI 53589-3097

Phone: (608) 873-6651
FAX: (608) 873-7192
Bitnet: HUBER@WISCPSL

Synchrotron Radiation Center
3731 Schneider Drive
Stoughton, WI 53589-3097

DATE: 1990 February 6

TO: Planning Board, Town of Dunn

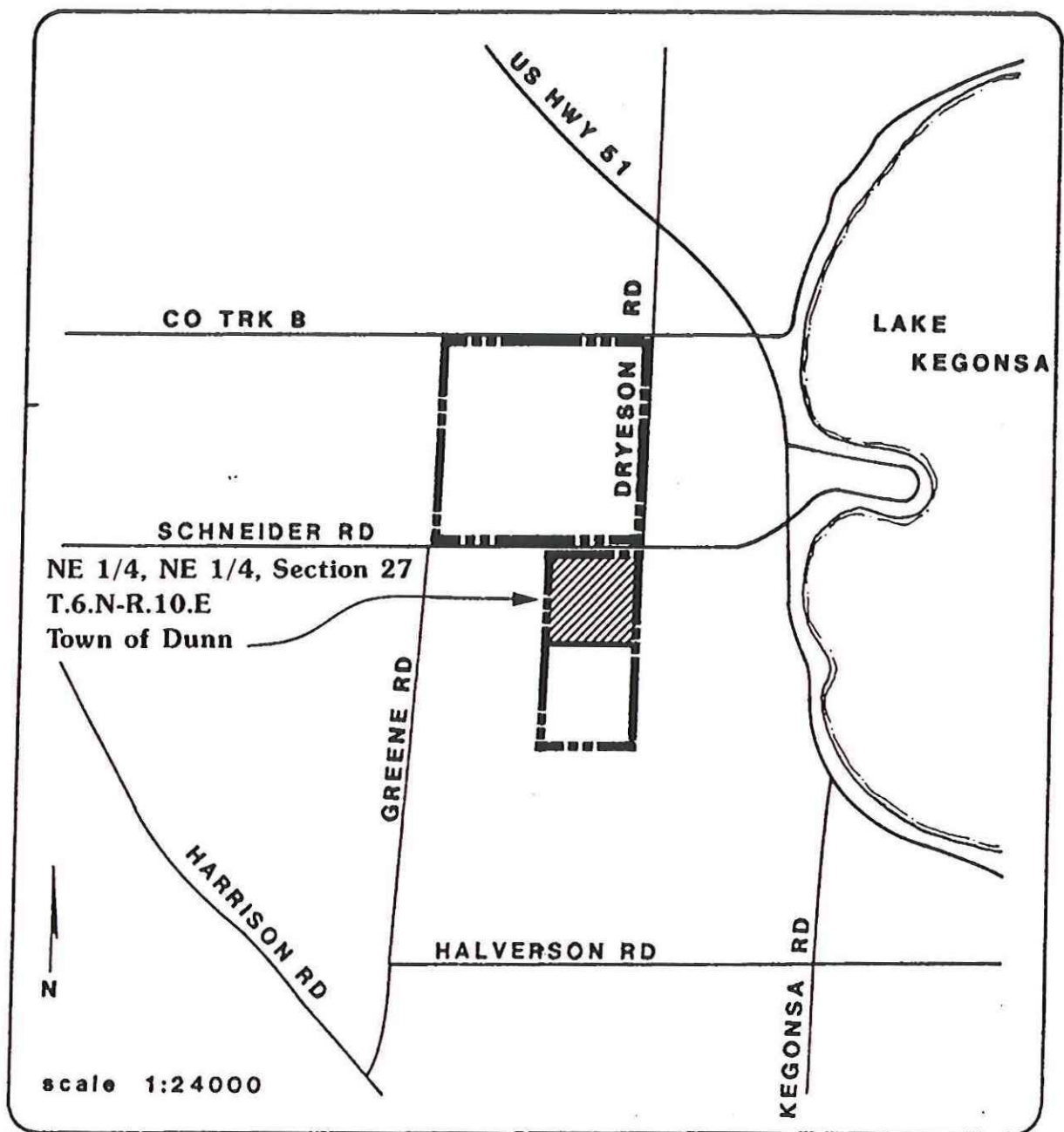
FROM: David L. Huber, Director



RE: Conditional Use Permit

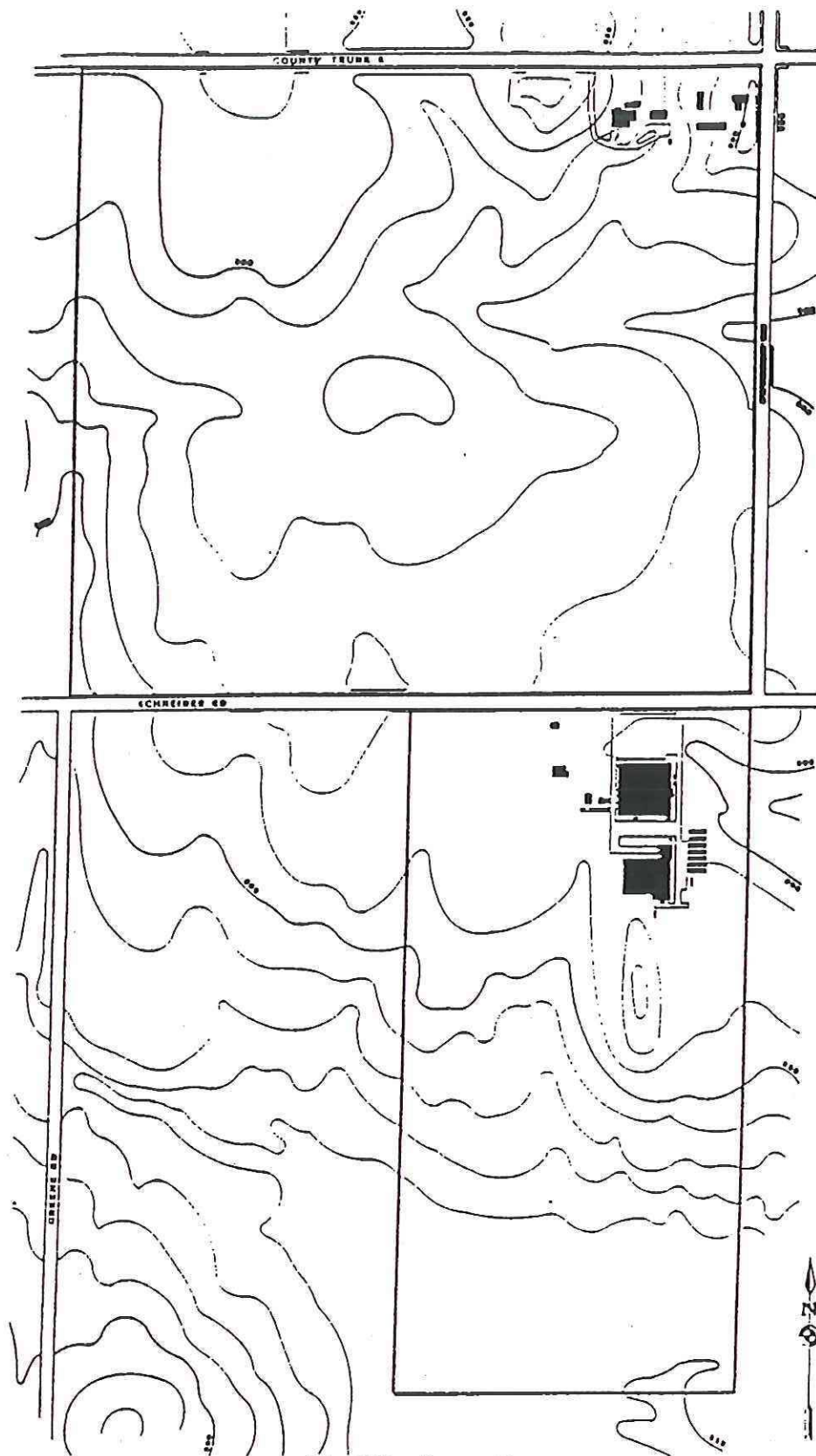
The University of Wisconsin-Madison is planning to make two additions to the PSL/SRC site on Schneider Drive - a small storage unit attached to the Aladdin building and a four-trailer complex to house the offices of the Center for X-ray Lithography. Rather than seek permits for each of these structures, we have been asked by the Dane County Planning office to seek a conditional use permit for the entire site (approximately forty acres). I will be attending the meeting on February 12 in order to discuss the permit and our proposed additions to the site with the Planning Board.

I am enclosing a plan showing the location of the two structures and a map showing the location of the area for which the conditional use permit is being requested. I am also enclosing a plan showing the plantings we would be making to enhance the attractiveness of site.



LOCATION MAP

Conditional Use Request
"Governmental Use"
Physical Sciences Laboratory
University of Wisconsin-Madison

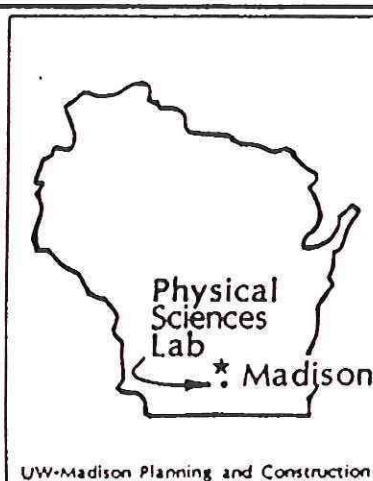
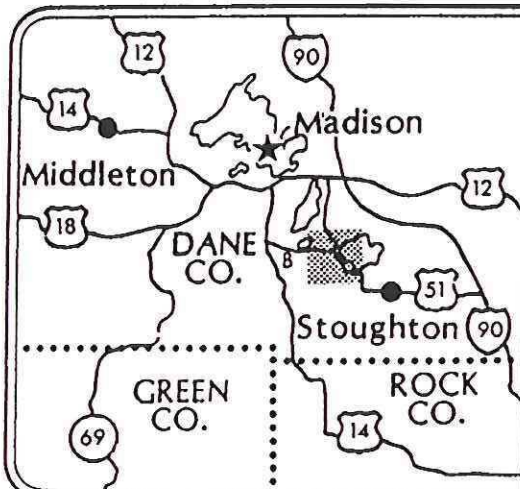
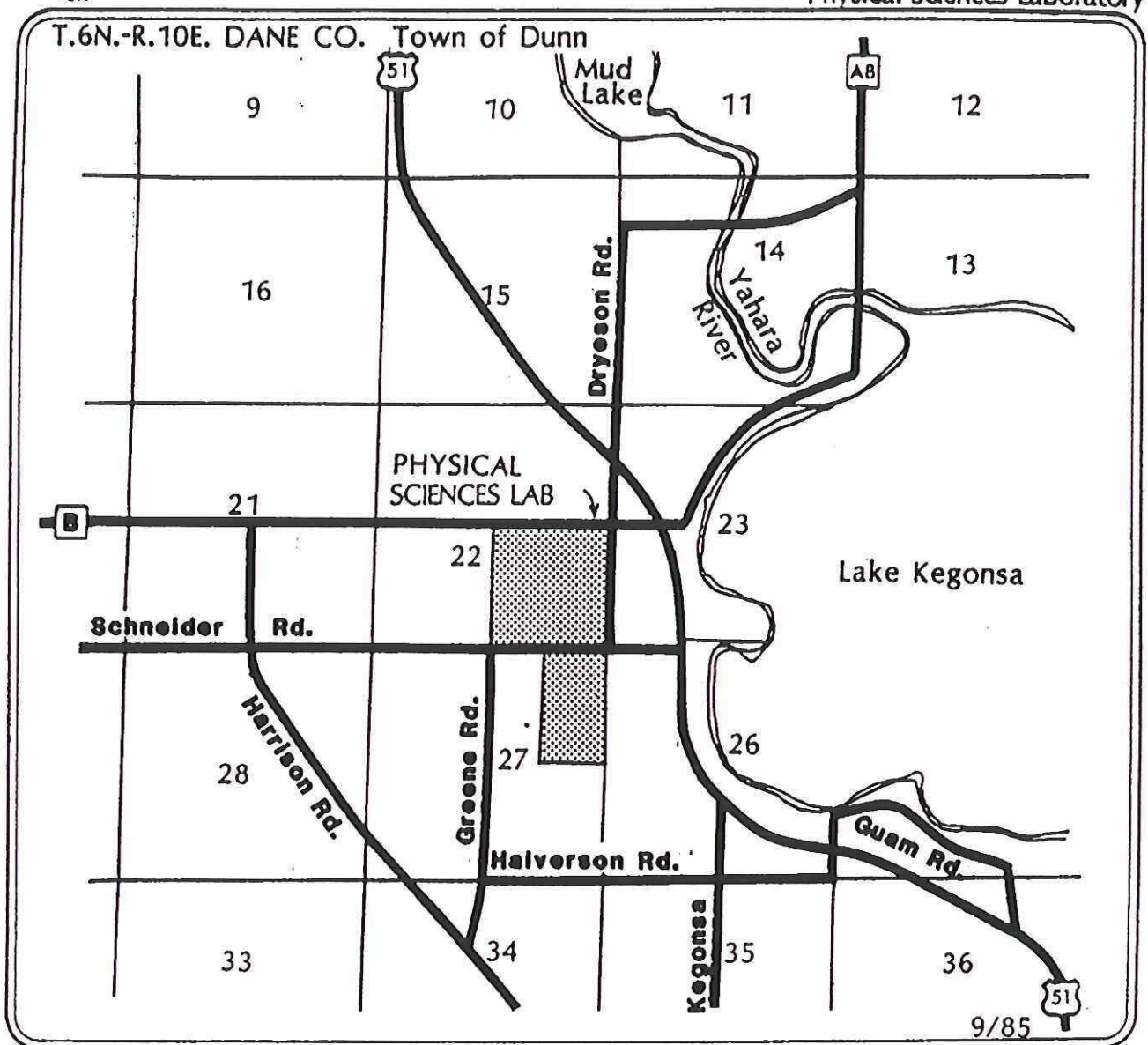


Facility Locations
Physical Sciences Laboratory
University of Wisconsin-Madison
3725 Schneider Road
Stoughton, WI 53589



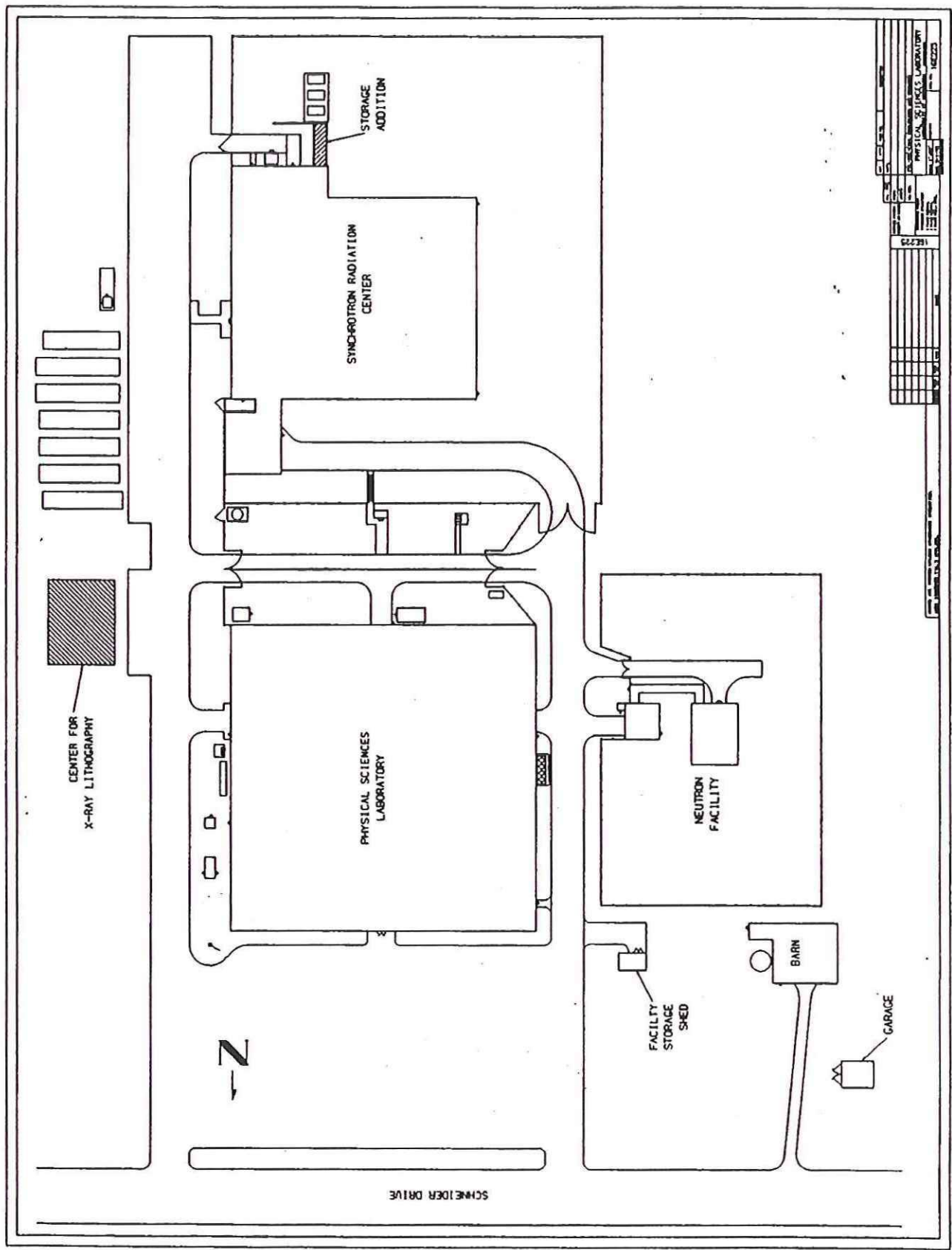
UW-MADISON LAND ATLAS

Physical Sciences Laboratory

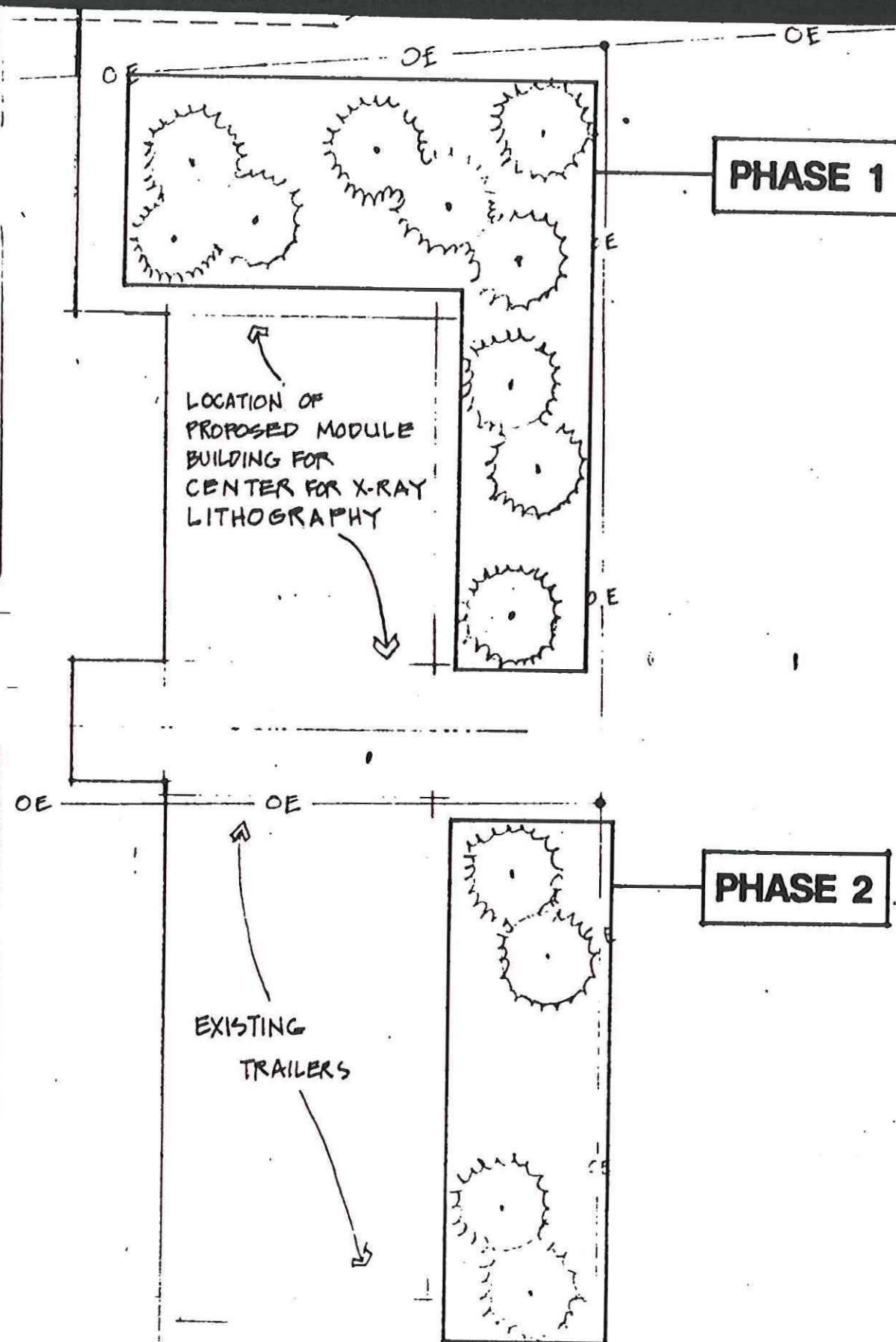


KEY

- property
- section line
- town line
- county line
- roads
- above map coverage
- north
- 0 miles 1/2



PRODUCED BY KMC
 ON 02/05/90 AT 10:34
 DRAWING FILENAME R16223
 PLOTTED AT SCALE 1/1



27

APPLICATION FOR A CONDITIONAL USE PERMIT

NO. 822

The undersigned hereby applies for a conditional use permit for GOV'T USES -
LABORATORY EXPANSION in the A-1 (EX)

District as provided for in ss 10.123(3)(C) of the Zoning Ordinance. The
 property is located at 3725 SCHNEIDER DR. in the Town of

DUNN, more fully described as follow:

THE NE¹/₄ NE¹/₄ SECTION 27

(No)

(NOTICE FORM)

27 C.U.P. #822 by UW - BOARD OF REGENTS
 to allow GOV'T USES - LABORATORY EXPANSION on property located at 3725
SCHNEIDER DR. in part of the NE¹/₄ NE¹/₄ Section 27
 Town of DUNN
3-27 & 4-3
 (PUB. DATES)

(map form)

C.U.P. #822 by UW - BOARD OF REGENTS, application for a
 permit for GOV'T USE - LABORATORY EXPANSION on the parcel designated on the
 map below for an area of 40± acres and is located in the NE¹/₄ NE¹/₄ of Section 27 Town
 of DUNN and its location is described as 3725 SCHNEIDER
DR.



Proposed area. All undesignated areas are in the A-1 Agriculture (Exclusive) District

C.U.P. APP'L. PREP.

C.U.P. # 822

WHEREAS, the Town Board of the Town of DUNN
having considered said Conditional Use Permit, be it therefore
resolved that said permit is hereby (Approved / Disapproved).

Subject to the following conditions:

(Cross out or write "none" if not pertinent)

none

(Use reverse side if necessary)

(I, Rosalind Gausman, as town clerk of the town of
Dunn, County of Dane, hereby certify
that the above resolution was adopted in a lawful meeting of
the Town Board on April 10, 19 90.

Rosalind Gausman
Rosalind Gausman
Clerk

Dated: April 19, 19 90.

APR 23 1990

RECEIVED
ZONING DIV.

4-10-90

The Gunn Town Board
will be acting on
C.U.P. 822 tonight.

They are in support of
this permit and will
forward a resolution to
you tomorrow.

Rosalind Gausman
Clerk

PLAN COMMISSION MEETING
FEBRUARY 12, 1990

Members present: Chairman Steve Greb, Eleanor White, Margaret Lalor, Conrad Campbell, Phil Klein, Jim Molloy
Absent: Bob Uphoff

I. Minutes - January 8, 1990

Motion: Lalor/White to accept the minutes of January 8, 1990 as submitted. Carried.

II. Announcements

Steve Greb introduced newly appointed commissioner Jim Molloy.

III. Business

- A. Dave Huber, Franco Cerrina and Eric Brodsky were present from the UW Physical Sciences Laboratory to request approval of a conditional use permit to allow the addition of a modular office to house offices of the Center of x-ray Lithography and a small storage addition to the Synchrotron Radiation Center.

Motion: Campbell/Lalor to recommend approval of this conditional use permit. Carried.

- B. Lu Kummerow was present for land division application and zoning petition 4710 for rezoning 2.2 acres of the old Bogholt property on Lalor Road to RH-1. The manner in which the map was drawn would have created a new parcel in addition to the one with the buildings. This was not the intent desired. The zoning petition was in error also, they desired R3A zoning in order to continue with the duplex use now in effect. The petitioner will make corrections and return next meeting.

- C. Motion: Lalor/Campbell to recommend approval of Dane County zoning petition 4704 for R1A for Fat Zimmer for a proposed one acre parcel east of 4371 Schneider Dr. Carried.


- D. Motion: Campbell/Lalor to recommend approval of Dane County zoning petition 4714 for Josephine Nunn for R1A zoning for a proposed one acre parcel in section 36 contingent upon a positive perk test. Carried.

- E. Motion: Molloy/Campbell to recommend approval of Dane County Conditional Use Permit 809 for Tom Ellis to permit rental of the house at 2466 CTH AB. Carried.





Parcel Number - 028/0610-271-8000-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF DUNN	
Parcel Description	SEC 27-6-10 NE1/4 NE1/4 837/15	
Owner Name	REGENT OF UNIV OF WIS 310 PETERSON BLDG	
Primary Address	3725 SCHNEIDER DR	
Billing Address	610 WALNUT ST MADISON WI 53705	

Assessment Summary		More +
Assessment Year	2017	
Valuation Classification	X2	
Assessment Acres	0.000	
Land Value	\$0.00	
Improved Value	\$0.00	
Total Value	\$0.00	

[Show Valuation Breakout](#)[Show Assessment Contact Information ▼](#)**Zoning Information**

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-3 DCPREZ-2014-10727

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2016)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$0.00	\$0.00	\$0.00
Taxes:		\$0.00
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$0.00

District Information		
Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	14ST	FIRE-STOUGHTON
OTHER DISTRICT	14ST	EMS-STOUGHTON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
	05/29/1996		D837	15

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0610-271-8000-4

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)



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Dane County Land Information Council

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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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A-3 Agricultural District

Zoning district for transitioning agricultural land near urban developing areas
CH. 10-Zoning, Section 10.127

Permitted Uses 10.127(2)

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ▫ Agricultural uses ▫ Sale of unprocessed agricultural products produced on the farm ▫ Road side stands ▫ Agricultural entertainment activities up to 45 days per year | <ul style="list-style-type: none"> ▫ Residences lawfully existing as of February 20, 2010 ▫ Rental of existing secondary residences ▫ Home occupations ▫ Day care for not more than 8 children | <ul style="list-style-type: none"> ▫ Utility services ▫ Farm related exhibitions, sales, and events |
|---|--|---|

Conditional Uses 10.127(3)

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ▫ Farm family businesses for horse boarding stables, riding stables, hay and sleigh rides ▫ Farm family business for retail sales of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable facility ▫ Agricultural entertainment activities more than 45 days per year | <ul style="list-style-type: none"> ▫ Sale of agricultural and dairy products not produced on the premises ▫ Seasonal storage of recreational equipment and motor vehicles ▫ Limited family businesses ▫ Residence for the farm owner and operator ▫ Secondary farm residences | <ul style="list-style-type: none"> ▫ Dependency living arrangements ▫ Governmental uses ▫ Religious uses ▫ Schools ▫ Non-metallic mineral extraction ▫ Asphalt plants and ready-mix concrete plants, with conditions ▫ Small scale electric generating stations |
|---|--|--|

Setbacks and Height requirements for structures 10.127; 10.16; 10.17

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Agricultural buildings: No height requirements

Side yard for residences: 25 feet total, with no single side less than 10 feet minimum

Rear yard for residences: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Setbacks for accessory buildings not housing livestock: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock:

On parcels 35 acres or less: Minimum 50-foot side & rear yards

On parcels more than 35 acres: Minimum 10-foot side & rear yards

Note: 100-foot side and rear yard requirement when adjacent to R- district parcels

Reduced Side yard setbacks for principal buildings on Substandard Lots 10.16(5)

Lots between 50 and 60 feet wide: Total of 15 feet, not less than 5 feet minimum on smaller side

Lots less than 50 feet wide: 5 feet minimum on each side

Minimum Lot Width & Area 10.127(5), (9); 10.05(4)

Agricultural Uses: Minimum 35 acres

Sub-standard Residential lots:

Public Sewer: 100 feet at building line and 15,000 sq.ft.

Septic System: 100 feet at building line and 20,000 sq.ft.

Maximum Lot Coverage All buildings and structures

On parcels between 2 and 35 acres: 10%

Parcels less than 2 acres: 30% maximum or 35% for corner lots

A-3 Agricultural District

Zoning district for transitioning agricultural land near urban developing areas
CH. 10-Zoning, Section 10.127

Accessory Buildings 10.04(1); 10.12(4); 10.16(6); 12.06(1)

- ☐ On parcels less than 5 acres, only residential accessory buildings are permitted.
- ☐ One agricultural accessory building may be constructed on property without a principal residence.
- ☐ Sanitary fixtures are prohibited in accessory buildings, except as permitted through a conditional use permit for specific agricultural accessory buildings.
- ☐ No living spaces are allowed in accessory buildings.
- ☐ Reduced setbacks may be used for residential accessory buildings on small lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
 - Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
 - Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width
- ☐ Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

Livestock 10.127

- ☐ Livestock is not permitted on parcels less than 5 acres.
- ☐ On parcels greater than 5 acres there is no limit to the number of animal units permitted.

Existing Residences in A-1EX Exclusive Agriculture District 10.127

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Notwithstanding the provisions of Sections 10.21 and 10.23 regarding nonconforming uses, such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided **all** of the following criteria are met:
 - The use remains residential.
 - The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
 - For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100-foot limitation must be approved by the town board and county zoning committee.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPCUP-2017-02377 Conditional Use Permit No: NONE

Public Hearing Date: 05/23/2017 Time: 6:30 PM

Committee: Dane County Zoning and Land Regulation Committee

Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.

Please follow these steps to ensure your application is processed in a timely manner.

Town Review ➡ Staff Review ➡ ZLR Committee ➡ County Board ➡
County Executive ➡ County Clerk/Town Verification ➡ Conditions of Approval

1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition VOID.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County. Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

Please email the legal description to zonelegals@countyofdane.com or Burns.Diana@countyofdane.com. Please contact Diana Burns at (608) 266-4253 if you have any questions regarding this procedure.



Dane County Planning and Development Department

Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

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