



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **May 23, 2017**

Zoning Amendment:
None

Acres: 8.59
Survey Req. No

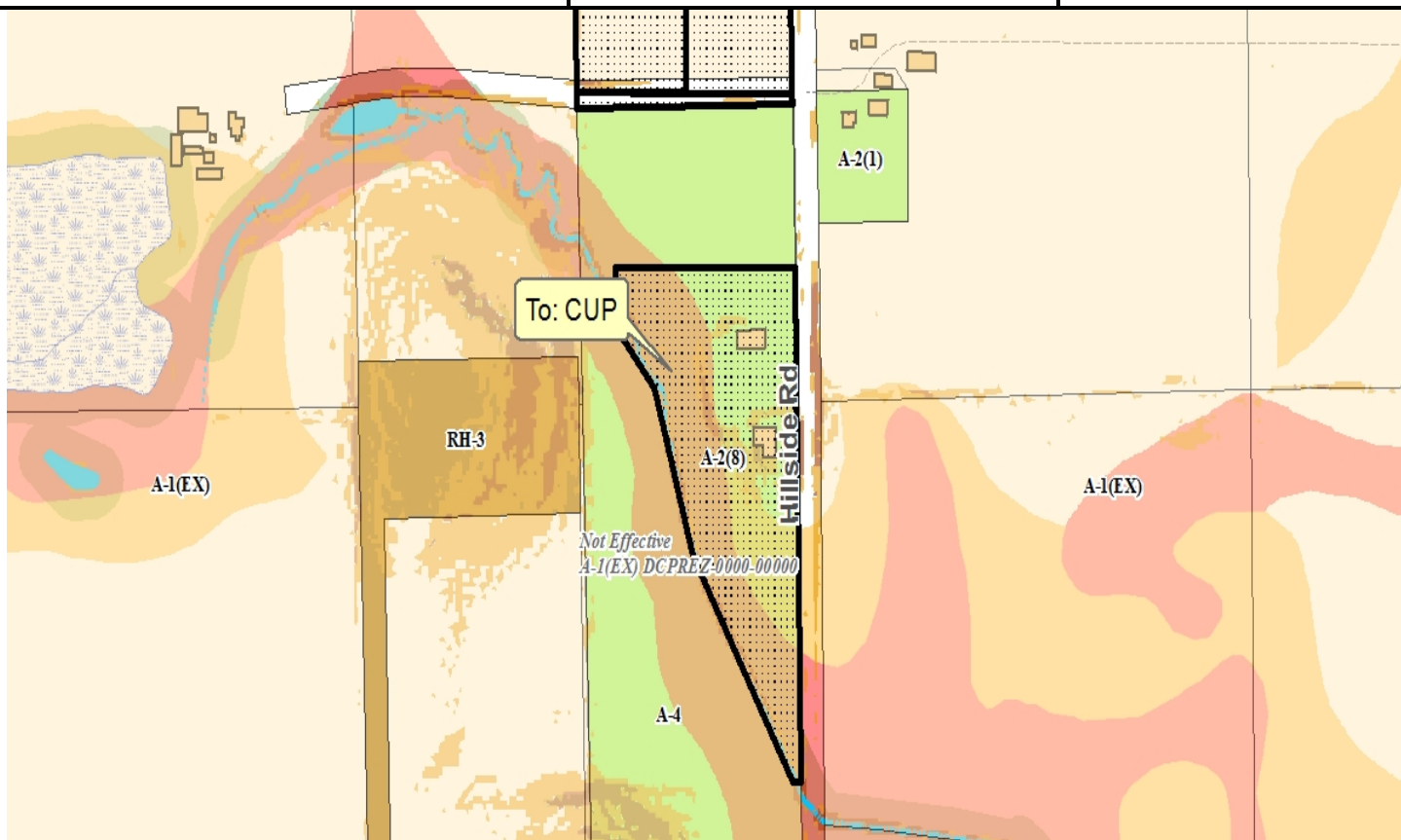
Reason:
**Unlimited livestock on 3 to 16
acres**

Petition: **CUP 2378**

Town/sect:
**Albion
Section 2**

Applicant
Leah H Ziemba

Location:
1397 Hillside Rd



DESCRIPTION: Applicant raises high quality dairy calves and heifers for sale and is requesting approval of a Conditional Use Permit (CUP) to allow “unlimited” livestock on their ~9 acre farm property. The existing 84’x40’ barn would be used to are for 20-30 calves/heifers. Manure would be removed from the property and spread on adjoining farmland under an agreement with two neighboring farmers.

OBSERVATIONS: The property is bordered by an intermittent stream with associated floodplain running NW to SE along the western boundary of the property. No new buildings proposed. No other sensitive environmental features observed.

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

RESOURCE PROTECTION: An area of resource protection corridor associated with the intermittent stream tributary is located along the western edge of the property.

STAFF: The proposal appears consistent with town plan policies that support agricultural uses in the agricultural preservation area. Staff recommends that approval of the CUP be conditioned on a manure management plan being reviewed and approved by Dane County Land Conservation.

TOWN: Approved with condition limiting the number of animal units to 50.

Proposed Conditional Use Permit # 2378

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 number of livestock is limited to no more than 50 animal units.
2. A manure management plan shall be reviewed and approved by Dane County Land Conservation. Ongoing compliance with the manure management plan is required.
3. The CUP shall expire upon sale of the property to an unrelated 3rd party.