



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2428

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2428 for an Electric Distribution Station pursuant to Dane County Code of Ordinances Section 10.129(3), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: OCTOBER 2, 2018

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Legal Description:

A part of the West Quarter of the Northeast Quarter of the Southwest Quarter of Section 35, Township 05 North, Range 12 East of the 4th Principal Meridian, Town of Albion, Dane County Wisconsin, described as follows: Commencing at the West Quarter corner of said Section 35; Thence N89°11'17"E along the north line of the Southwest Quarter, 1321.62 feet to the point of beginning; Thence continue N89°11'17"E along said north line, 194.41 feet; Thence S02°13'55"E, 325.50 feet; Thence N89°13'57"E, 128.50 feet; Thence S00°54'41"E, 996.78 feet to the south line of the Northeast Quarter of the Southwest Quarter; Thence S89°14'30"W along said south line, 329.63 feet to the southwest corner of said Northeast Quarter of the Southwest Quarter; Thence N00°56'43" along the west line of the Northeast Quarter of the Southwest Quarter, 1321.97 feet to the point of beginning.

CONDITIONS:

1. A Landscape plan will be in place and approved by Mr. Harris (adjoining neighbor) and the Albion Plan Commission prior to completion of the project and be implemented within 6 (six) months of completion of the project. Landscaping will be maintained per the plan.
2. This Conditional Use Permit shall be for an electrical distribution substation.
3. Development of the site, including outdoor lighting, access gate, security fencing, and location of buildings and facilities shall be consistent with the site and operations plan submitted with CUP# 2428.
4. Hours of operation shall be 24 hours/day, 7 days/week, 365 days/year.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS 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 be made.
5. That adequate measures will 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 conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.