



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2384

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 # 2384 for a Residence for a watchman/caretaker within the C-2 Commercial Zoning District pursuant to Dane County Code of Ordinance Section 10.14(2) and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: Pending

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

ADDRESS: 3333 State Highway 138, Town of Rutland

PARCEL #: Part of 0510-122-8000-6

LEGAL DESCRIPTION: PART OF THE NE ¼ OF THE NW ¼ OF SECTION 12, T.5N., R.10E., TOWN OF RUTLAND, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12; THENCE N87°28'07"W, ALONG THE NORTH LINE OF THE NW ¼, 530 FEET; THENCE S00°03'51"E, 33 FEET TO THE SOUTH LINE OF STATE HIGHWAY 138 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°03'51"E, 448 FEET; THENCE N87°28'07"W, 487 FEET; THENCE N00°35'39"W, 448 TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "138"; THENCE S87°28'07"E ALONG SAID RIGHT OF WAY LINE, 489 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINS 5.0 ACRES

CONDITIONS:

1. The conditional use permit is for a residence for a watchman / caretaker.
2. The conditional use permit shall expire at any time the residence ceases to be occupied by a watchman / caretaker of a business located on the property.

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.