



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2445

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 # 2445 for a Residence in the LC-1 Limited Commercial Zoning District pursuant to Dane County Code of Ordinances Section 10.111(3), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: March 7, 2019

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

LOCATION: 4818 State Highway 73, Town of Medina, Dane County, Wisconsin

Legal Description:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 33, T8N, R12E, Town of Medina, Dane County, Wisconsin. Commencing at the S $\frac{1}{4}$ corner of said Sec 33; thence N01°48'02"E along the West line of the SW $\frac{1}{4}$ - SE $\frac{1}{4}$, 854.66'; thence N87°18'11"E, 28.25 feet to the point of beginning; thence N02°41'49"W, 415.43 feet; thence N87°27'24"E, 100 feet; thence S02°41'46"E, 339.69 feet; thence S34°02'53"W, 94.19 feet; thence S87°18'11"W, 43.64 feet to the point of beginning. The above area containing .90 acres or 39,402 square feet.

CONDITIONS:

1. The conditional use permit allows for the business owner's residence. The residence shall be occupied by the owner of the business. Rental of the residence shall be prohibited.
2. On-site sanitary system shall be in compliance with Dane County Code of Ordinances Chapter 46, Private Sewage Systems.

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. 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.

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.