



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2454

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 # 2454 for a residence for a business owner within a commercial zoning district pursuant to Dane County Code of Ordinances Section 10.13, subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: March 27, 2019

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

LOCATION: 10379 County Highway Y, Town of Mazomanie, Dane County, Wisconsin.

Legal Description:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec 28, T9N, R6E, in the Town of Mazomanie, Dane County, Wisconsin, more particularly described as follows: Commencing at a point on the South line of said North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ 907.50feet East of the SW corner thereof; thence East along the South line of said North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 82.50 feet; thence North parallel with the West line of the said NE $\frac{1}{4}$ said Sec 28 a distance of approximately 58.50 rods, more or less to the center line of County Trunk Highway Y; thence Westerly along the centerline of County Trunk Y to a point directly North of the point of beginning; thence South to the point of beginning.

CONDITIONS:

1. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
2. This Conditional Use Permit for a residence for the business owner shall expire if/when a commercial use ceases to be operated on the property. Upon expiration of the Permit, the property shall be rezoned to an appropriate zoning category to bring the single family residence into zoning compliance.
3. Rental of the residence is prohibited.

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.