



Dane County Zoning Division

City-County Building
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DANE COUNTY **CONDITIONAL USE PERMIT #2331**

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 #2331 for Outdoor storage of construction equipment and materials in the LC-1 Limited Commercial Zoning District pursuant to Dane County Code of Ordinances Section 10.111 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: PENDING

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

Parcel #'s 0711-071-8790-7 and 0711-071-9050-0, Town of Cottage Grove, Dane County, Wisconsin

Boundary Description:

Part of the West 1/2 of the Northeast 1/4, Section 7, Town 7 North, Range 11 East, described as follows: Commencing at a point on the South line of Highway 30, 423' East from the intersection of said highway and the North-South Quarter line; thence South 99'; thence East parallel to said South line of the highway 98.5'; thence North 99'; thence West 98.5' to the Point of Beginning, except for land conveyed to Dane County in Volume 782 of Deeds, page 231. A/K/A Lot 14, Block 1, Vilas Addition to the Town of Cottage Grove, Dane County, Wisconsin.

And

A parcel of land located in the Northeast 1/4 of Section 7, Town 7 North, Range 11 East, Dane County, Wisconsin, to wit: Commencing at the intersection of the West line of said Northeast 1/4 and the centerline of County Trunk Highway "BB"; thence South 00 degrees 46' 38" East, 351.14 feet; thence North 87 degrees 52' 32" East, 465.80 feet to the point of beginning; thence North 07 degrees 09' 00" West, 222.16 feet; thence North 87 degrees 52' 32" East, 376.83 feet; thence South 11 degrees 16' 48" East, 224.16 feet; thence South 87 degrees 52' 32" West, 393.03 feet to the point of beginning. (Containing 1.95 acres)

CONDITIONS:

1. Town review and approval of building design and landscaping plans is required.
2. Overhead doors on proposed new building shall face south and have no windows.
3. Screening requirements shall be as follows: continuous evergreen plantings, ultimately reaching 6 wide by 5 high, or a 6-8 fence, to be located in areas of the property as shown on site plan submitted with petition 10913/CUP 2331.

4. Outdoor lighting shall be down shrouded and located only at the back doors of the building.
5. Employees shall be limited to no more than 3.
6. No additional signage shall be added to the property.
7. Hours shall be from 6:00 a.m. to 8:00 p.m., winter excluded from enforcement of these hours due to unpredictable nature of snow removal.
8. Total vehicles and equipment on site not to exceed 24, total vehicles and equipment stored outside at any one time not to exceed 18.
9. Outdoor material storage size not to exceed 18 yards of any individual item, limited to gravel, sand, boulders and topsoil.

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.