



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2436

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 # 2436 for a Farm Residence and Agricultural Related Uses (garden center) pursuant to Dane County Code of Ordinances Section 10.121(3), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: October 16, 2018

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

LOCATION: 4311 Vilas Hope Rd, Town of Cottage Grove, Dane County, Wisconsin

Legal Description:

Part of the N ½ of the SW ¼ of Sec 11, T7N, R7E, Town of Cottage Grove, Dane County, Wisconsin. Commencing at the West ¼ corner section; thence N85°30'31"E, 585.11 feet to the point of beginning; thence N85°30'31"E, 452.33 feet; thence S00°47'51"E, 947.87 feet; thence N85°32'8"E, 692.53 feet; thence S00°47'51"E, 373.79 feet to the south line of said ½ of the ¼ section; thence S85°32'8"W, 1721.04 feet to the West section line; thence N01°10'58"W, 983.42 feet; thence N85°42'50"E, 584.99 feet; thence N01°10'58"W, 339.31 feet, to point of beginning. Also Lot 1 of CSM #2479.

CONDITIONS:

1. The conditional use allows for agricultural related use to occur on the property. Specifically retails sales of gardening/seasonal products, and the operation of a landscaping/contracting company.
2. The conditional use allows for a farm residence on the property. The house shall be used by the owner or persons working for the agricultural business.
3. The owner is responsible for operating the business and following the information as explained in the conditional use permit application.

4. The hours of operation shall be as follows:
 - a. Garden Center: 8 am to 8 pm; and 8 am to 10 pm for special events (up to 4 events per year); and
 - b. Landscaping operation: 6 am to 8 pm.
5. Outside loudspeakers are prohibited 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.