



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2432

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 # 2432 for a Farm Residence within the A-1Ex Exclusive Agriculture Zoning District pursuant to Dane County Code of Ordinances Section 10.123(3), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: August 29, 2018

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

LOCATION: 7312 Fellows Rd, Town of Dane, Dane County, Wisconsin

Legal Description:

Commencing at the W $\frac{1}{4}$ corner of said Sec 15; thence N88°56'12"E, 1318.40 feet to the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence S0°16'15"E, along the east line of said NW $\frac{1}{4}$, 1327.81feet to the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence S88°51'57"W along the south line of said NW $\frac{1}{4}$, 1008.65 feet; thence S88°51'57"W, , 5310 feet to the west line of the SW $\frac{1}{4}$ of Sec 15; thence N0°15'40"W along the west line of said SW $\frac{1}{4}$, 742.44 feet to the point of beginning. This parcel contains 36.04 acres and is subject to a road right-of-way over the most westerly part thereof.

CONDITIONS:

1. This Conditional Use Permit will become null and void if the horse boarding facility ceases operation. The property around the single-family residence shall be rezoned into a residential zoning category.
2. This Conditional Use Permit shall expire upon sale of the property to an unrelated 3rd party. Upon sale of the property to an unrelated 3rd party, a new Conditional Use Permit or rezoning application must be filed.
3. A deed notice document shall be recorded on the property to identify that a farm residence was allowed to be constructed on the property in conjunction with a farming operation (horse boarding facility). Appropriate residential zoning will need to be acquired if the horse boarding facility ceases to operate.

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.