



## **Dane County Zoning Division**

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# **DANE COUNTY CONDITIONAL USE PERMIT #2488**

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.101(7) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2488 for Vehicle repair and maintenance service pursuant to Dane County Code of Ordinances Section 10.272(3), subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: November 27, 2019**

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

LOCATION: 7984 County Highway PD, Town of Springdale, Dane County, Wisconsin.

### Legal Description:

Lot 1 of CSM# 1171 located in the SW ¼ of the SE ¼ of Sec 12, T6N, R7E, Town of Springdale, Dane County, Wisconsin.

### **CONDITIONS:**

1. The business shall be limited to an automotive repair shop with up to 20 vehicles on site (including personal vehicles and loaner vehicles for customers).
2. The sale of vehicles shall be prohibited.
3. The proposed building, parking, landscaping, etc. shall conform to the submitted "Turn Two Auto Repair Site Plan" dated 11/02/2015.
4. Retail sales shall be prohibited except for incidental sales to automotive repair customers.
5. The hours of operation shall be 8 a.m. to 5:30 p.m., Monday - Saturday.
6. The number of employees shall be limited to six employees, not including the owner.
7. Outside storage of materials and vehicles is prohibited except for vehicles listed in #1 above.
8. Sustained outdoor activities are prohibited.
9. All new lighting shall comply with the Town of Springdale Dark Sky Lighting Ordinance.
10. Outdoor speakers are prohibited.

11. Signage shall be limited to an area approximately 2 x 14 along the face of the rock wall where individual letters will be mounted.
12. Two dumpsters for the proper disposal of recyclables and trash shall be placed between the existing building and the proposed parking area.
13. The existing residence on the property shall remain for single-family dwelling use for a watchman or caretaker.
14. The conditional use permit shall remain in effect until such time as the auto repair business is abandoned or terminated for a period over 3 years.

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.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220 (1).

*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 three years, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.