



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2383

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 # 2383 for Limited Family Business and Plumbing Fixtures in an accessory building pursuant to Dane County Code of Ordinance Section 10.192 and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: August 18, 2017

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

ADDRESS: 2277 Rinden Road, Town of Pleasant Springs

PARCEL #: 0611-102-8001-5

LEGAL DESCRIPTION: Lot 1 of Certified Survey Map 8699, Section 10, Town of Pleasant Springs, Dane County, WI

CONDITIONS:

1. The conditional use permit is for operation of a Limited Family Business – C&D Welding.
2. The proposed new building shall be built according to plans submitted with CUP #2383.
3. No signage shall be permitted.
4. No outside storage of business materials shall be permitted.
5. A bathroom with sanitary fixtures shall be allowed in the accessory building housing the welding shop. Prior to sale of the property to an unrelated 3rd party, the sanitary fixtures shall be removed, and the system shall be capped and disconnected from the septic system.
6. The building shall not be used as a dwelling unit under any circumstances. Violation of this condition shall be grounds for revocation of this Conditional Use Permit.
7. Utilities shall be single phase existing power.
8. Trash collection - remains the same and/or possible one additional recycling bin.
9. Business materials to be sent by US Postal Service.
10. Business materials sending, owner drives to FEDX business site.
11. Business materials received through FEDEX delivery trucks, current preferred method.

12. Truck Traffic type - No change in typical truck traffic type on Rinden Road.
13. The conditional use permit shall expire upon sale of the property to an unrelated 3rd party.

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.