



## Dane County Zoning Division

City-County Building  
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# **DANE COUNTY CONDITIONAL USE PERMIT #2479**

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 # 2479 limited family business for a pursuant to Dane County Code of Ordinances Section 10.107(7), subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: September 25, 2019**

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

LOCATION: 724 Washington Road, Town of Albion, Dane County, Wisconsin.

### Legal Description:

PART OF SW 1/4 OF THE NW 1/4 OF SECTION 19, T.5N., R.12E., OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS: Commencing at the West 1/4 Corner of said Section; thence Northerly along the West Line of the NW 1/4 of said Section, 470 feet more or less to the place of beginning for the land to be herein described; thence Northerly continuing along said West Line, 872 feet more or less to the North Line of the SW 1/4 of the NW 1/4 of said Section; thence Easterly along said North Line, 468 feet more or less; thence Southerly 872 feet more or less; thence Westerly 468 feet more or less to the place of beginning.

### **CONDITIONS:**

1. The Limited Family Business shall be for small engine and farm machinery repair.
2. Hours of operation shall be from 8:00am to 5:00pm, Monday through Friday, with no activity on the weekends.
3. Signs for the limited family business shall be prohibited.
4. The business shall be limited to a 40'x54' building.
5. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
6. Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings.

7. Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
8. Operation of the conditional use shall comply with all applicable standard conditions of approval found in section 10.101(7)(d)2 of the Dane County Code of Ordinances.
9. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third 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 10.101(7) 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.