



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2376

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 # 2376 for a Residence for Caretaker in the LC-1 Zoning District and Outside storage of materials pursuant to Dane County Code of Ordinance Section 10.111 and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: May 18, 2017

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

ADDRESS: 8096 US Highway 18/151

PARCEL #: 0607-133-9901-6

LEGAL DESCRIPTION: A parcel of land located in the SE1/4 of the SW1/4 of Section 13, T6N, R7E, Town of Springdale, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 13; thence N00°39'14"E, 265.10 feet along the North-South quarter line of said Section 13; thence N00°18'14"E, 72.57 feet to the point of beginning; thence N84°18'26"W, 360.22 feet; thence S79°54'38"W, 251.05 feet; thence N88°33'15"W, 96.00 feet; thence N02°25'06"E, 56.94 feet; thence N88°34'16"W, 180.23 feet; thence N00°03'35"E, 262.66 feet; thence S89°28'47"E, 880.76 feet; thence S00°18'14"W, 310.23 feet to the point of beginning. Containing 257,865 square feet (5.920 acres).

CONDITIONS:

1. The LC-1 use shall be limited to a lawn maintenance and snow plowing business conducted off-site. It is a service oriented business with no manufacturing, assembly of products on the premises.
2. The Hours of Operation shall be Monday – Saturday, 7 a.m. – 7 p.m. during lawn maintenance season and as needed during snow plowing season.
3. The number of employees is 4, not including the resident/co-owner residing on the property. The number of hours each employee shall spend on site is 5 hrs./week to arrive to pick up equipment and supplies at the start of the day and to return equipment and supplies at the end of the day. (Four employees on site no more than 5 hours a week per employee = 20 hours a week of on-site activity.)
4. No retail sales shall be conducted on the property.
5. Outside amplification of sounds is prohibited.

6. Signage is prohibited.
7. All outside lighting shall comply with the Town of Springdale Dark Sky Lighting Ordinance. (All lighting shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences. All new lighting fixture shall be full cut-off fixtures which prevent upward transmission of light. All night photo cell controlled lighting shall not be permitted, however, motion controlled and switch controlled security lights are acceptable.)
8. Outside storage of materials shall be shielded from visibility from the highway and from the residence to the West. Road salt stored outside shall be limited to 5 yards of salt, stored in such a manner to prevent soil infiltration and/or run-off and in compliance with DNR standards.
9. Debris from job sites shall be disposed of off-site and burning on-site is prohibited.
10. All equipment shall be stored inside the accessory buildings. (The equipment consists of 2 pick-up trucks, 2 trailers, 2 riding lawnmowers, 2 skid loaders, 2 plows, 2 salt boxes, 1 dump trailer and several snow blowers.)
11. The existing natural vegetative screening between this lot and the neighbor to the West shall be maintained.
12. All employee vehicles, not to exceed 4 vehicles, shall be parked as close to the outbuilding as possible.
13. The existing second residential-like structure on the lot shall be office space; at no point shall it be used as a residence.
14. Architectural review and approval by the Springdale Plan Commission shall be required for any proposed improvements to the lot, and shall include review of the exterior appearance, design, size and character of the proposed improvements, including parking facilities. The improvements shall enhance the rural quality of life throughout the town.

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.