



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2382

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 # 2382 for Outdoor Storage of more than 12 vehicle or construction equipment within the LC-1 Limited Commercial Zoning District pursuant to Dane County Code of Ordinance Section 10.111(3) and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: June 28, 2017

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

ADDRESS: 318 Goede Road, Town of Albion

PARCEL #: 0512-263-8780-0

LEGAL DESCRIPTION: Beginning at the SE. corner of Lot 2 of Certified Survey Map No. 8753; thence Southeasterly along a curve convexed Northeasterly having a radius of 22803.33 feet and a chord bearing S.37°52'42" 892.07 feet; thence S.89°51'03"W. 1235.86 feet; thence N.41°30'07"W. 87.79 feet; thence N.89°51'03"E. 99.64 feet; thence N.2°10'13"W. 413.59 feet to the SE. corner of Lot 1 of Certified Survey Map No. 7490; thence N.1°10'30"E. along the East line of said Lot 1, a distance of 236.70 feet to the SW. corner of Lot 2 of Certified Survey Map No. 8753; thence S.89°15'00"E. along the South line of Said Lot 2, a distance of 657.53 feet to the place of beginning.

CONDITIONS:

1. The CUP is limited to outdoor storage of equipment, machinery, trucks, and other vehicles associated with Pettit Trucks & Equipment.
2. Screening shall be installed along the length of the shared property boundary with the RH-1 parcel to the west. Said screening shall consist of either a planted evergreen screen at least six (6) feet in width and initially landscaped with four (4) foot tall evergreen shrubs to ultimately form a continuous hedge not less than five (5) feet in height and maintained with healthy shrubs, or a decorative wall or fence without signs and impervious to sight not less than six (6) feet nor more than eight (8) feet in height.

3. Storage and display areas shall be limited exclusively to within 150' of the eastern and southern property boundaries.
4. No outdoor lighting shall be permitted. If a building is constructed on the LC-1 zoned property, outdoor security lighting shall be permitted, but must be down-shrouded or otherwise directed away from adjoining properties and public rights of way.
5. The property shall be maintained in a clean and orderly manner.
6. The CUP 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.