



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083
Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2451

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 # 2451 for a Second Farm Residence pursuant to Dane County Code of Ordinances Section 10.13(2), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: February 28, 2019

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

LOCATION: 1990 Hidden River Rd, Town of Verona, Dane County, Wisconsin.

Legal Description:

Part of the SE1/4 of the SE1/4, Section 29, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin

Commencing at the SE Quarter Corner of said Section 29; Thence along the South line of said quarter-quarter, N88°24'15"W, 1334.8 feet to the SW of the SE of the SE; Thence along the West line of said quarter-quarter, N01°28'39"E, 388 feet to a point known as the Point of Beginning; Thence continuing along said West line, N01°28'39"E, 265 feet; Thence S88°24'15"E, 182 feet; Thence S01°28'39"W, 265 feet; Thence N88°24'15"W, 165 feet to the Point of Beginning.

Said Parcel contains 48,230 sq ft or 1.107 acres.

CONDITIONS:

1. The CUP shall expire upon sale of the property to an unrelated 3rd party. Upon sale of the property to an unrelated 3rd party, a new Conditional Use Permit or rezoning application must be filed.
2. Any Conditional Use Permit found to be in violation of the ordinance may be revoked by the

Zoning Committee, and a zoning change to an appropriate residential district shall be required to bring the property and residential use into compliance with the provisions of this ordinance.

3. A notice document shall be recorded with the Register of Deeds on the subject property notifying current and future owners of the provisions of conditions 1, and 2.

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.