



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 #2323

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 #2323 for a Daycare facility in the RH-1 Zoning District pursuant to Dane County Code of Ordinance section 10.09(2) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: Pending Town Approval

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

SEC 2-7-10 PRT NE1/4SE1/4 COM SEC E1/4 CO R TH S 466.8 FT TH S87DEGW 466.8 FT TH S73DEGW 217.09 FT TO POB TH S39DEGE 509.31 FT TH S15DEGW 112.82 FT TH S83DEGW 494 .02 FT TH N9DEGW 100 FT TH ALG CRV TO R RAD 2292 FT LC N4DEGW 390.67 FT TH N73DEGE 260 FT TO POB 5.096 ACRES (AKA UNRECORDED PLAT OF RUSTIC ACRES PCL G)

Parcel address: 4562 Rustic Drive, Section 02, Town of Blooming Grove , Dane County, Wisconsin

CONDITIONS:

1. The enrollment at the daycare center shall be limited to 40 children.
2. Hours of operation shall be from 7:00am to 6:00pm Monday through Friday.
3. Arrival and departure times shall be staggered to minimize traffic.
4. The parking area on the south side of the building shall be devoted to employee parking. The driveway shall be widened to a minimum of 24 feet and the parking area installed per the presented plan prior to the operation of the daycare center.
5. The proposed parking area on the north side of the facility shall be installed at the time the facility exceeds 8 children. The parking area shall be designed to one parking space per 2.5 students. The parking area shall have a minimum of 28 feet wide drive aisle with 9'x18' stalls.
6. Parking shall be prohibited along Rustic Road or until such time as a sidewalk is installed along the east side of Rustic Drive.
7. The sanitary system shall be approved by the Department of Health for the operation of the daycare facility prior to opening.
8. Exterior lighting shall conform to the presented site plan.
9. A change of use permit shall be obtained from the Dane County Zoning Division to convert the duplex into a daycare facility.
10. All signs shall comply with Dane County Code of Ordinances.

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.