



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2444

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 # 2444 for a Seasonal Agricultural Entertainment business 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: 1746 State Highway 73 , Town of Christiana, Dane County, Wisconsin

Legal Description:

Part of CSM # 10749, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$. Also that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also that part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$. All in Sec 34, T6N, R12E, Town of Christiana, Dane County, Wisconsin.

CONDITIONS:

1. This conditional use permit shall be for the following seasonal agricultural entertainment activities to occur annually from May through October: farm to table dinners, including pizza nights on the farm.
2. Agricultural entertainment events (farm to table dinners and pizza nights) shall be limited to 24 events per year.
3. Cooking classes are permitted but shall have a limit of no more than 10 people
4. Hours of operation of the agricultural entertainment activities shall be limited, as follows:
 - a. Dinners/Pizza Nights: 4:30pm to 9:00pm, Sundays
 - b. Cooking classes: 4:00pm to 8:00pm, Monday, Tuesday, and Wednesday.
5. Applicant shall install any improvements that may be required by WISDOT to ensure safe ingress/egress.

6. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
7. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
8. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
9. Onsite or portable wastewater sewage disposal systems shall be provided to accommodate the anticipated occupant load. The wastewater disposal system shall be approved by Dane County Department of Health.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

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.