



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2365

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 # 2365 for a Limited Family Business – Blacksmith Shop pursuant to Dane County Code of Ordinance Section 10.192 and subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: January 19, 2017

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

PART OF BLOCKS 23, 24 & 25, MOUNT VERNON WITH BYAM'S ADDITION LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION THIRTY-FOUR, TOWN SIX NORTH, RANGE SEVEN EAST, TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°32'13"E, 35.41 FEET TO A POINT KNOWN AS THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N89°32'13"E, 377.10 FEET TO THE CENTERLINE OF STATE HIGHWAY 92; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT FOR A LENGTH OF 429.71 FEET, SAID CURVE HAVING A RADIUS OF 552.00 FEET AND A LONG CHORD THAT BEARS S19°42'47"E, 418.95 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S42°00'52"E, 257.20 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S43°10'37"E, 93.80 FEET; THENCE S59°07'48"W, 277.74 FEET TO THE NORTHEASTERLY LINE OF PENN STREET; THENCE ALONG SAID NORTHEAST LINE OF PENN STREET, S30°52'12"E, 267.00 FEET; THENCE S59°07'48"W, 33.00 FEET TO THE CENTERLINE OF PENN STREET; THENCE ALONG SAID CENTERLINE OF PENN STREET, N30°52'12"W, 1218.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL 5.49 ACRES INCLUDING RIGHT OF WAY

ADDRESS: 1755 State Highway 92

CONDITIONS:

1. The Limited Family Business shall be limited to a blacksmith shop to be operated out of an accessory building to be constructed on the property.
2. Hours of operation shall be limited to 7am-6pm daily
3. There shall be no employees other than Lucas Proctor, the owner.

4. No retail sales shall be conducted on the property. The business shall not be open to the public.
5. All blacksmith activities shall be conducted within the accessory building. There shall be no outdoor storage of materials for the business on the property.
6. Outside loudspeakers are prohibited.
7. Outside signs are prohibited.
8. Outdoor lighting, except for required security lights shall be operational only during hours of operation. All lighting shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences. All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmission of light.
9. No plumbing is permitted within the accessory structure.
10. The conditional use permit shall expire upon the sale of the property or business to an unrelated third 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.