
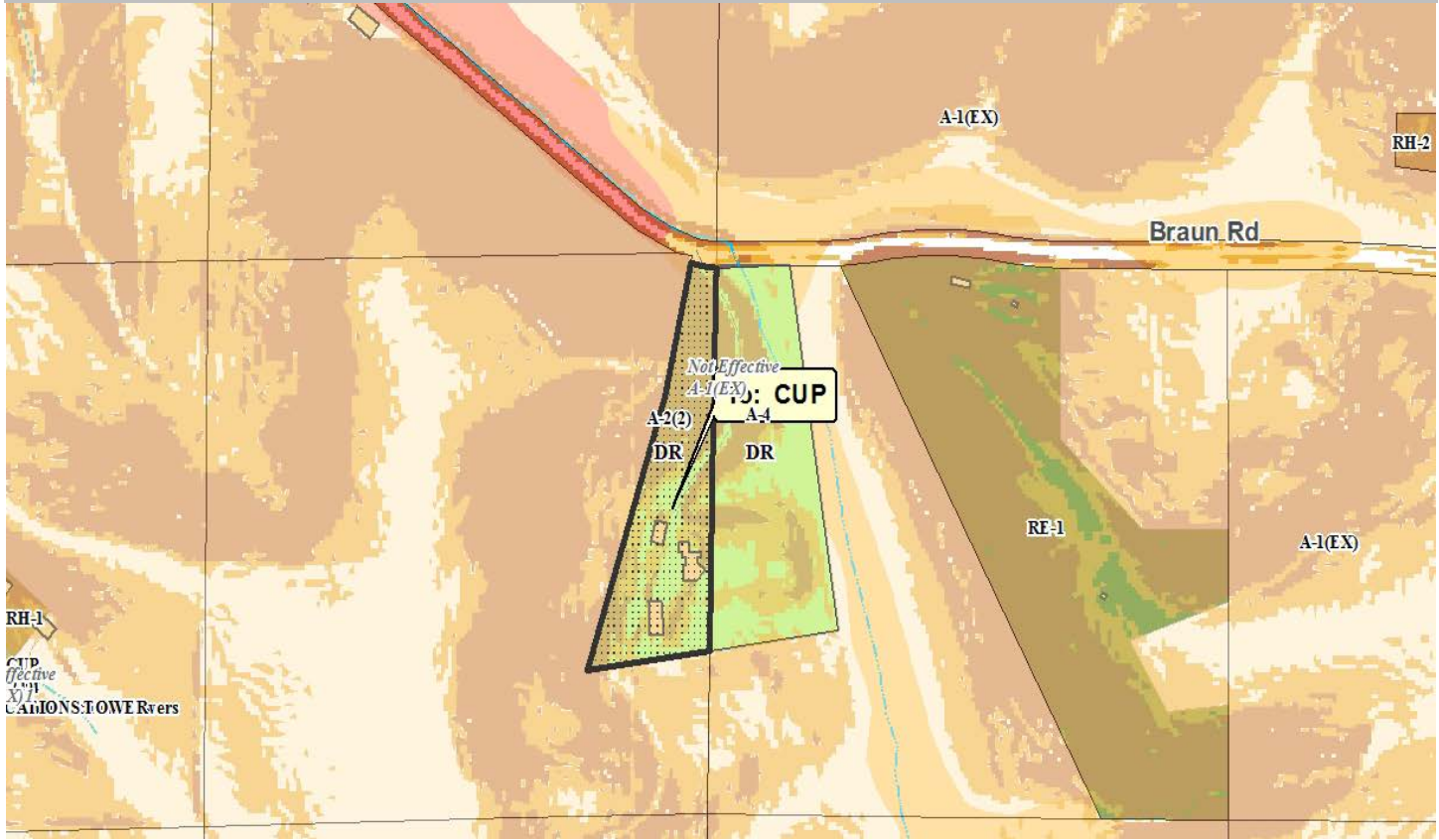


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<u>Public Hearing:</u> <del>January 22, 2019</del> February 12, 2019		<b>CUP 02447</b>
	<u>Zoning Amendment Requested:</u> <b>CUP for a Limited Family Business</b>		<u>Town/Section:</u> <b>Vermont, Section 13</b>
	<u>Size:</u> <b>3.83 Acres</b>	<u>Survey Required?</u> <i>No</i>	<u>Applicant:</u> <b>Foseid Farm, LLC</b>
	<u>Reason for the Request:</u> <b>CUP for a Limited Family Business roasting wholesale coffee and producing jelly/jam, and to allow associated sanitary fixtures in an accessory building</b>		<u>Address:</u> <b>9485 Braun Road</b>



**DESCRIPTION:** The applicant seeks to operate a small wholesale coffee-roasting and jelly/jam production facility as a limited family business. The applicant is also seeking a conditional use permit (CUP) for sanitary facilities in the accessory building to accommodate sinks and other plumbing fixtures for the business.

**OBSERVATIONS:** The roasting and canning operation would take place inside an existing accessory building. There would be six sanitary sinks installed to serve the facility.

**TOWN PLAN:** The town/county plan includes the following provision: *“The Town expects to continue to promote policies that encourage opportunities for residents to make a living within the town, through agriculture, cottage industries, and other low-impact small businesses. Small commercial enterprises that are consistent with the requirements of county Agricultural and Residential zoning districts may be allowable.”*

**RESOURCE PROTECTION:** There are no resource protection corridors on the property.

**STAFF:** See page two for recommended conditions of approval for the CUP.

**TOWN:** Approved.

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. No retail sales are permitted.
2. Vehicles transporting product will be limited to pickup trucks, automobiles and similar vehicles.
3. Hours of operation are from 9:00 a.m. to 5:00 p.m.
4. There will be no outdoor storage of product or equipment.
5. No accessory buildings shall be used for human habitation.
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. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
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.