



## Dane County Zoning Division

City-County Building  
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# DANE COUNTY CONDITIONAL USE PERMIT #2316

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 #2316 for Daycare Center in the R-1 Residence Zoning District pursuant to Dane County Code of Ordinances Section 10.05(2) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: June 24, 2015

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

Parcel address: 6722 Windsor Ridge Lane, Town of Windsor

Parcel Description: Lot 1 and 2, Windsor Ridge Subdivision, T09N, R10E, Section 29, Town of Windsor, Dane County, WI.

### CONDITIONS:

1. The Conditional Use approval is limited to Tax Keys 0910-293-0502-0 and 0910-293-0514-0, approximately 0.891 acres.
2. The Conditional Use approval is limited to ZARN Properties, LLC (d.b.a. The Ginger Bread House) to operate a daycare center.
3. The Operational Plan shall reflect the hours of operation as: Monday - Friday, 6:30am to 6:00pm.
4. The Operational Plan shall reflect a total of twelve (12) full-time employees or part-time equivalent.
5. The Operational Plan shall prohibit the storage of materials outside on an enclosed building.
6. The Operational Plan shall require the enclosure of the existing trash (dumpster) area with evergreen trees and shrubs, walls with materials related to and compatible with the building, or a combination.
7. The Site Plan shall reflect a minimum of eighteen (18) parking stalls including one (1) handicap parking stall.
8. The Site Plan shall reflect the construction of one (1) on-premise advertising sign and one (1) wall sign as presented to the Town of Windsor Plan Commission at its meeting on June 16, 2015.

9. The Petitioner shall reimburse the Town of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use, including, but not limited to, the cost of professional services incurred by the Town of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

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.