



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2301

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 #2301 for School pursuant to Dane County Code of Ordinances Section 10.12(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: March 12, 2015

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

8406 Ellington Way, Town of Middleton, Dane County, Wisconsin

Lot 26, Prairie Home Estates Subdivision Plat, located in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 05, T7N, R8E, Town of Middleton, Dane County, Wisconsin.

NOTE: Replaces CUP #2161.

CONDITIONS:

1. Routine compliance checks shall be done by town staff to insure that continued adequate means of ingress and egress are present, and that traffic does not back up onto Airport Road, and if adequate means are not present, the school will be asked to modify its student drop-off and pick-up processes within 30 days, after which, MCMS shall pay for a updated traffic study and the Town shall determine what improvements to the Airport Road intersection are necessary. These improvements shall be completed and paid for by the Applicant.
2. MCMS will provide notice to the Town when student population reaches 190 which shall trigger a compliance check by the Town.
3. MCMS will provide the Town with a statement that they shall make and pay for street improvements required by the Town
4. The school will work with Prairie Home Estates Homeowners Association to resolve issues that may arise.
5. The parking lot layout shall conform to Dane County Code of Ordinances and be approved by the Town Engineer (Vierbicher Associates).
6. The exterior lighting shall be approved by the Town Board.
7. The building height to be a maximum of 32 feet.
8. The playground shall be fenced. The fencing shall be approved by the Town Board.
9. Signs on the property shall not be illuminated.
10. The applicants, if needed as determined by the Town Engineer, shall pay for the Ellington and Airport Road intersection to be upgraded to a "Class A" intersection.
11. The school's driveway shall be located as far to the north as practical.
12. The septic drain-fields, both primary and secondary, to be located within Lot 26, if feasible.

13. The site improvements shall meet both Town of Middleton and Dane County Storm water management ordinances for detention and infiltration on site.
14. The plan, for handling storm water drainage entering and leaving lot 26, to be acceptable to Town Engineer and approved by Dane County Land Conservation.
15. Screening and landscaping to be compatible with the neighboring prairie and be acceptable to the Town Board.
16. The enrollment shall be limited to a maximum 215 students.
17. Normal hours of operation shall be limited to 6:30 A.M. to 9:30 P.M., Monday through Friday.
18. Weekend events shall be limited to 32 days during the year with a starting time no sooner than 8:00 a.m. and ending time no later than 9:30 p.m., with a schedule to be coordinated with Town staff to avoid conflict with soccer games and other events.

**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.