



## Dane County Zoning Division

City-County Building  
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# DANE COUNTY CONDITIONAL USE PERMIT #2324

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 #2324 for a Farm Residence in the A-1 Exclusive Agriculture Zoning District to Dane County Code of Ordinance section 10.123 and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: August 26, 2015

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

Legal Description: Part of the NE quarter of the SE quarter of Section 2, Town of Montrose, more fully described as follows: Commencing at the East corner of said Section 2; thence along the east line of the southeast quarter S 00-07-39 W, 1484.44 feet to a point known as the point of beginning; thence N 88-07-19 W, 657.46 feet; thence S00-00-00 E, 216.9 feet; thence S 54-54-38 W, 109.43 feet; thence S81-04-40 E, 573.74 feet to the said east line; thence along said east line N 00-07-39 E, 346.73 feet to the point of beginning. Said area contains approximately 4.56 acres.

Parcel address: 6610 Sun Valley Parkway, Section 02, Town of Montrose, Dane County, Wisconsin

### CONDITIONS:

1. A statement of understanding shall be signed by the land owner indicating that the conditional use permit shall expire if the farm operation ceases. The land will be required to be rezoned to a residential zoning classification.
2. A deed notice shall be recorded with the Dane County Register of Deeds indicating that any violation of the provisions of section 10.123(4), regarding farm residences in the A-1EX district, will result in revocation of this conditional use permit and require that a certified survey map be created for the residential area and the appropriate zoning be acquired for the residential development. The deed notice shall be recorded within 90 days of the effective date of approval.
3. The Conditional Use permit shall expire upon sale of the property to an unrelated 3rd party.
4. The land owner shall obtain approvals from the Town of Montrose for the construction of a driveway which accesses onto Sun Valley Parkway. The driveway shall comply with storm water management regulations and the Town of Montrose driveway standards.
5. An approved driveway permit is required to be obtained from the Town of Montrose prior to the construction of the farm residence.

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.