

**TOWN OF WINDSOR
TOWN BOARD RESOLUTION 2015-38**

**RESOLUTION RECOMMENDING CONDITIONAL USE PERMIT (CUP)
FOR ZARN PROPERTIES, LLC (doing business as THE GINGERBREAD HOUSE)**

[ZARN Properties, LLC (dba The Gingerbread House), 6722 Windsor Ridge Lane,
Town of Windsor, Dane County, Wisconsin]

RECITALS

WHEREAS, ZARN Properties, LLC (dba The Gingerbread House) (“Petitioner”), 6722 Windsor Ridge Lane, Town of Windsor, Dane County, Wisconsin (“Property”) is requesting approval of a conditional use permit (CUP) in order to operate a day care center; and

WHEREAS, Town staff has reviewed the Application, completed appropriate consultations with the Petitioner and recommends approval of the CUP subject to conditions; and

WHEREAS, the Town Planner has reviewed the request and prepared a Staff Report dated June 10, 2015 (“Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of the Petitioner’s application materials and Staff Report, and consideration of recommendations and the resolution adopted at the June 16, 2015 Plan Commission, the Town Board finds that the request is consistent with the Town of Windsor Comprehensive Plan 2025 and applicable zoning provisions of the Dane County Code of Ordinances and wishes to recommend approval of same, subject to those conditions specified herein.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Windsor as follows:

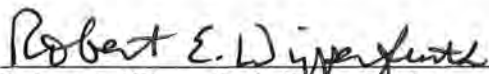
- A. The Town Board of the Town of Windsor **Conditionally Approves** the Conditional Use Request for ZARN Properties, LLC located at 6722 Windsor Ridge Lane, Windsor, WI 53598, subject to the following conditions:
 1. The Conditional Use approval is limited to Tax Keys 0910-293-0502-0 and 0910-293-0514-0, 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.

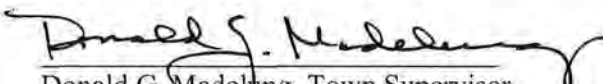
6. The Operational Plan shall require the enclosure of the existing trash (dumpster) area with evergreen trees and shrubs, walls with materials related to and compatible with the building, or a combination.
7. The Site Plan shall reflect a minimum of eighteen (18) parking stalls including one (1) handicap 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.

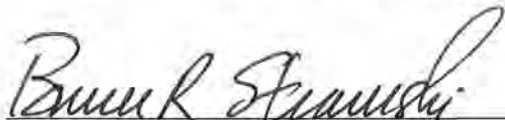
B. The Town Board's conditional approval expires six (6) months from the date of adoption of this Resolution. Satisfaction of the conditions set forth above is the responsibility of the Petitioner. Time is of the essence.

The above and foregoing Resolution was duly adopted at the regular meeting of the Town Board of the Town of Windsor on the 18th day of June, 2015, by a vote of 5 in favor and 0 opposed.

TOWN OF WINDSOR


Robert E. Wipperfurth, Town Chair

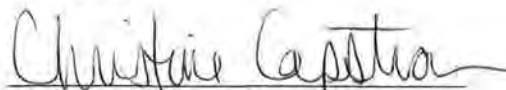

Donald G. Madelung, Town Supervisor


Bruce Stravinski, Town Supervisor


Alan Buchner, Town Supervisor

Attested by:


Monica M. Smith, Town Supervisor


Christine Capstran, Town Clerk

Incorporated by Reference:
June 10, 2015 Staff Report