
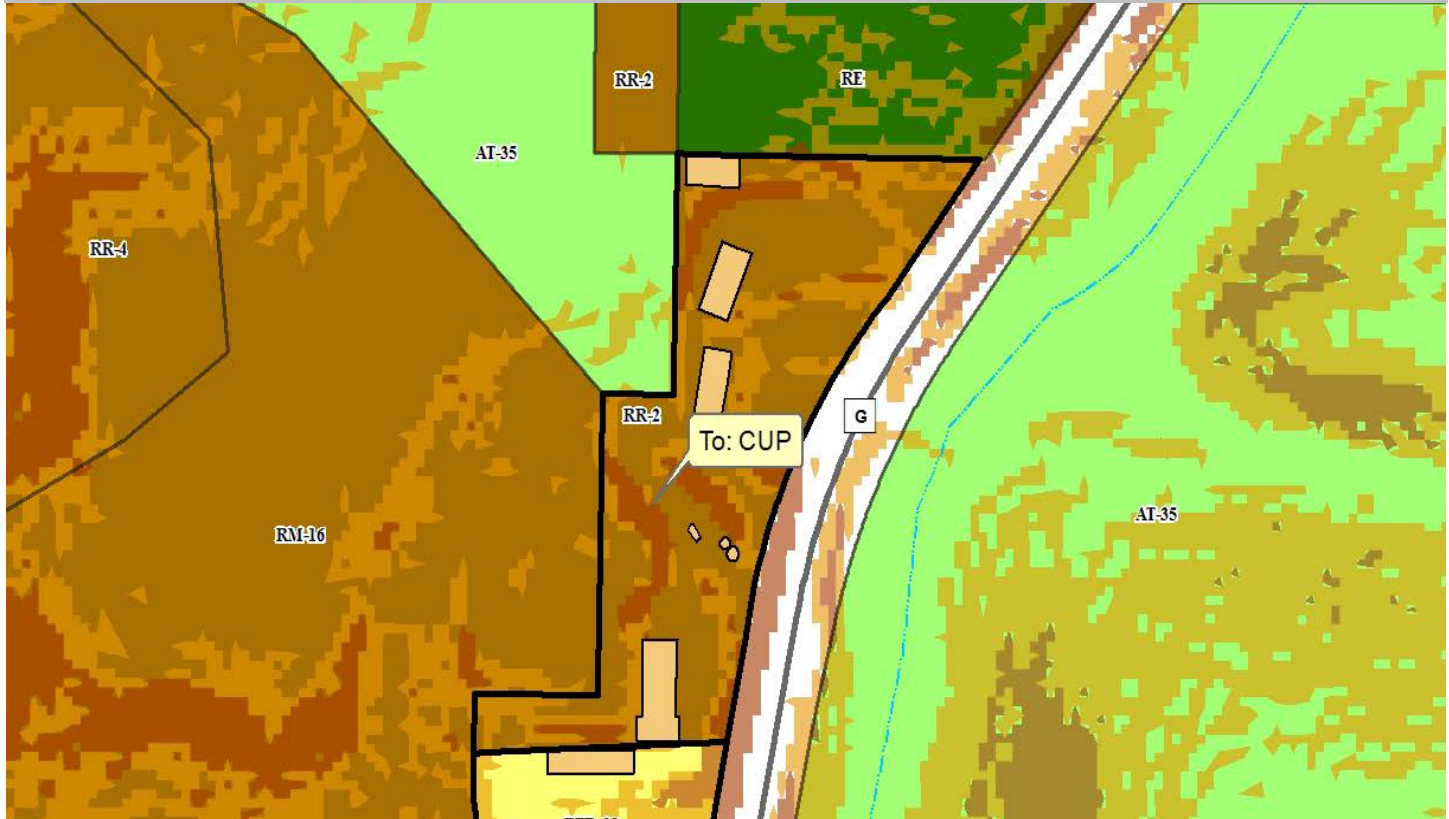


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> February 25, 2020	CUP 02491	
	<i>Zoning Amendment Requested:</i> TO CUP: LIMITED FAMILY BUSINESS-LANDSCAPING		
	<i>Size:</i> 3.5 Acres	<i>Survey Required.</i>	<i>Town/Section:</i> SPRINGDALE, Section 34
	<i>Reason for the request:</i> LIMITED FAMILY BUSINESS-LANDSCAPING		<i>Applicant:</i> JOSHUA J ZIMMER
		<i>Address:</i> 8642 COUNTY HIGHWAY G	



DESCRIPTION: Applicant is applying for a conditional use permit to bring an existing home-based landscaping business, with no employees, into zoning compliance.

OBSERVATIONS/ FACTUAL INFORMATION: The property was part of a working farm for many years, before the current owners purchased the property and built a home in 2017. A number of existing farm buildings, including barns, pole sheds and silos remain on the property. The landscaping business will use two pickup trucks, a small trailer and a skid loader.

TOWN PLAN: The town plan supports limited family businesses that do not negatively impact the rural character of the town. The plan also includes standards for outdoor lighting, determining hours of operation, siting and limitation on the creation of new town roads for nonresidential development.

RESOURCE PROTECTION: No significant resource protection corridors exist on the property. An intermittent stream lies within 300 feet of the property to the east, on the opposite side County Highway G.

STAFF: See Page 2 for staff recommended conditions of approval. Staff suggested conditions have been incorporated into the Town conditions.

TOWN: The Town Board approved the petition with 22 conditions.

CONDITIONAL USE PERMIT 2491

Recommended conditions of approval:

1. The limited family business shall be limited to a landscaping contractor's operation.
2. The hours of operation shall be from **7 a.m. until 7 p.m.**, Monday through Friday.
3. Number of employees shall not exceed the limited family business standard of no more than one or one full-time equivalent who is not a member of the family residing on the property.
4. No business shall be conducted on site; no sales, no services.
5. No outdoor storage of equipment or materials shall be permitted except for the outdoor parking of two pick-up trucks in the area designated on the site plan as the cattle yard. The equipment and material stored indoors includes two trailers and a skid loader and truck and equipment attachments.
6. The area of the residential lot to be used for the limited family business includes the cattle yard and southern-most shed as depicted on the site plan, dated 1/27/2020 and on file in the Springdale Town Hall.
7. Outside business activity shall be prohibited.
8. On site burning of materials and refuse associated with the business shall be prohibited.
9. Hauling debris and refuse associated with the business to the site shall be prohibited.
10. All lights shall comply with the Town of Springdale Dark Sky Lighting Ordinance and pertinent.
11. Signage and loudspeakers shall be prohibited.
12. Structures must not be used as commercial accessory buildings.
13. The limited family business conditional use permit shall automatically expire upon sale of the property or the business to an unrelated third party. Rezoning or relocation of the business may be necessary or become necessary if the business is expanded.
14. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan and operational plan.
15. 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.
16. 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.
17. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
18. Off-street parking must be provided, consistent with s. 10.102(8).
19. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
20. 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.
21. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
22. 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.

Questions? Contact Brian Standing standing@countyofdane.com, 608-267-4115