



Dane County Zoning Division

City-County Building
210 Martin Luther King, Jr., Blvd., Room 116
Madison Wisconsin 53703
(608) 266-4266/266-9083 Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2327

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 #2327 for Outdoor Storage of Vehicles and Materials in the LC-1 Limited Commercial Zoning District pursuant to Dane County Code of Ordinance section 10.111(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: Pending

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

Part of the SW 1/4 of the NW 1/4, Section 1, T08N, R06E, Town of Mazomanie, Dane County, Wisconsin more fully described as follows: commencing at the NW corner of said Section 1, THENCE South 00 degrees 50 minutes 42 seconds East for a distance of 1447.14 feet along the West line of the NW 1/4 said Section 1, THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 525.22 feet to the South Right-of-way Wilkinson Road and the West line of C.S.M. #11804 to the point of beginning, THENCE South 00 degrees 39 minutes 28 seconds East for a distance of 368.28 feet along the West line of said C.S.M. #11804, THENCE South 47 degrees 59 minutes 08 seconds West for a distance of 329.00 feet, THENCE North 50 degrees 18 minutes 51 seconds West for a distance of 288.69 feet to the South Right-of-way of Wilkinson Road, THENCE along a curve to the right having a radius of 197.00 feet and an arc length of 123.75 feet, being subtended by a chord of North 33 degrees 26 minutes 11 seconds East for a distance of 121.73 feet along said Right-of-way, THENCE North 51 degrees 25 minutes 58 seconds East for a distance of 424.53 feet along said Right-of-way, THENCE along a curve to the right having a radius of 267.00 feet and an arc length of 74.05 feet, being subtended by a chord of North 59 degrees 08 minutes 52 seconds East for a distance of 73.81 feet along said Right-of-way to the point of beginning.

Parcel address: 9751 Wilkinson Road, Section 1, Town of Mazomanie, Dane County, Wisconsin

CONDITIONS:

1. Hours of operation shall be limited to Monday through Saturday, 7 a.m. to 7 p.m.
2. Delivery times shall be between 10 a.m. 2 p.m., Monday through Saturday.
3. Outdoor lighting shall be limited to down shrouded fixtures.
4. Signage shall be prohibited on-site.
5. Business related traffic to be via Hwy 78 and the West end of Wilkinson Rd.
6. Debris and mulch piles to be stored in concrete containment barriers, limited in size to (2) 30' x 30' containment areas as shown on the site plan.
7. Install screening on property along road, with exception of driveway, using a combination of existing trees, red cedars and natural screening. New screening to be planted 53' from center of the road (as indicated on site plan), to be a minimum of 4 feet in height with a maximum height of 25 feet in height, 12 feet apart (intended to allow for

adequate spacing and screening at maturity), to be completed one year from Dane County approval.

8. Total vehicles allowed on property:
 - a. Employee vehicles: limited to the 70' x 70' space as shown on site plan as Employee Parking.
 - b. Business owned vehicles/machinery: limited to Equipment Parking, the 40' x 40' space, located next to newbuilding and the 75' x 30' space located next to the Employee Parking Area as shown on site plan.

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.