



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT # 2412

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 # 2412 for a Tavern pursuant to Dane County Code of Ordinance Sections 10.13(2), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: June 29, 2018

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

LOCATION: South of 1242 US Highway 73, Town of Albion, Dane County, Wisconsin

Legal Description:

Being part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northeast 1/4 of Section 10, T. 5 N., R. 12 E., of the 4th P.M., Town of Albion, Dane County, Wisconsin; more particularly described as commencing at the Southeast corner of Certified Survey Map No. 13248, recorded as Document No. 4850495 in Volume 85 on Pages 197-199 of Certified Survey Maps; thence South 73°38'40" West, 391.72 feet along the Southerly line of said Certified Survey Map No. 13248 to the place of beginning; thence South 15°02'11" East, 699.95 feet; thence South 74°57'49" West, 325.00 feet to the Easterly right-of-way of S.T.H. 73 from Transportation Project Plat No. 3070-00-21-4.05, recorded as Document No. 4965205; thence along said Easterly right of way, North 15°02'11" West, 75.53 feet; thence continue North 74°57'49" East, 35.00 feet; thence continue, North 15°02'11" West, 385.00 feet; thence continue, South 74°57'49" West, 20.00 feet; thence continue North 15°02'11" West, 260.28 feet to the Southerly line of said Certified Survey Map No. 13248; thence along said Southerly line, South 87°02'12" East, 84.61 feet; thence continue, North 73°38'40" East, 229.59 to the place of beginning. Containing 4.83 acres, more or less. Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

CONDITIONS:

1. Conditional Use Permit #2412 is hereby issued for both a wine and beer tasting room (tavern) and agricultural uses in the C-1 Commercial zoning district.
2. The wine and beer tasting rooms use shall be limited to offering alcoholic beverages produced on the premises, including retail sales.
3. The tasting rooms shall not be open to the public outside the hours of 11am-9pm, Tuesday through Sunday.
4. Both the wine and beer tasting rooms shall each be limited to no more than 800 square feet of floor space (total 1,600 square feet between the two).

5. The building housing the wine and beer tasting room shall comply with state commercial building code requirements.
6. Development of the property shall be comply with town design ordinance standards. Construction plans, including building design / layout, parking, landscaping, signage, and lighting shall be submitted to Town of Albion for review and approval prior to the issuance of zoning permits.
7. Off street parking and interior traffic circulation shall comply with requirements of section 10.18 of the Dane County Zoning Ordinance, or applicable section of successor ordinance.
8. Landowner shall comply with the information contained within the application.

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.