



## **Dane County Zoning Division**

City-County Building  
210 Martin Luther King, Jr., Blvd., Room 116  
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# **DANE COUNTY CONDITIONAL USE PERMIT # 2403**

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 # 2403 for Sanitary Fixtures within an Agricultural Accessory Building and a Limited Family Business pursuant to Dane County Code of Ordinance Sections 10.192 and 10.126(3), subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: January 4, 2018**

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

ADDRESS: 1261 County Highway U, Town of Primrose, Dane County, Wisconsin

### **Legal Description:**

That part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 10, Town 5 North, Range 7 East, Town of Primrose, Dane County, Wisconsin, bounded and described as follows:

Commencing at the NE corner of said Section 10; thence S89°52'48"W, 1357.49 ft to the NE corner of the West  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 10; thence S0°44'29"E along the East line of the West  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 10, 1964.10 ft to the true point of beginning of the lands being described; thence S0°44'29"E, 434.45 ft; thence N83°48'04"W, 187.21 ft; thence S6°05'07"W, 16.08 ft; thence N82°11'26"W, 324.11 ft; thence N74°44'05"W, 74.55 ft; thence N0°44'29"W, 362.97 ft; thence N89°38'48"E, 579.93 ft to the point of beginning; being subject to a public road right-of-way over the Easterly 33 ft thereof.

### **CONDITIONS:**

1. The use is limited to a dance studio, with occasional indoor entertainment activities. Total attendance must not exceed 25 people at any given time.
2. All activities must take place indoors. No trash receptacles or loudspeakers are permitted outdoors.
3. Outdoor lighting must be downward-directed, and designed to limit spill onto neighboring properties.
4. No more than one non-family employee is permitted.
5. Landowner will provide 24 off-street parking spaces, consistent with the dimensions described in s. 10.18 and with gravel or impervious surface.
6. Automobile traffic is limited to personal vehicles only. No buses, passenger vans or limousines permitted.

7. The proposed use shall conform, in all respects, to the site plan and operational plan submitted as part of this application.
8. Hours of operation shall be limited to: 4 p.m. to 8 p.m. on weekdays and 9 a.m. to 11:30 p.m. on weekends.
9. Plumbing fixtures shall be allowed in the the accessory building. The sanitary fixtures are intended to support the commercial and agricultural uses on the property. Using the sanitary fixtures for residential purposes or used to support living quarters in the the accessory building is strictly prohibited.
10. Prior to the installation of any sanitary facilities, the existing onsite wastewater treatment system shall be inspected by a licensed plumber to determine its capacity to handle estimated wastewater at peak capacity. Any deficiencies must be corrected, at the owner's expense, and the entire sanitary system brought into compliance with current sanitary code requirements for new construction.
11. No portion of the accessory building shall be used for human habitation.
12. Violation of any of these conditions shall be grounds for revocation of the Conditional Use Permit.

**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.