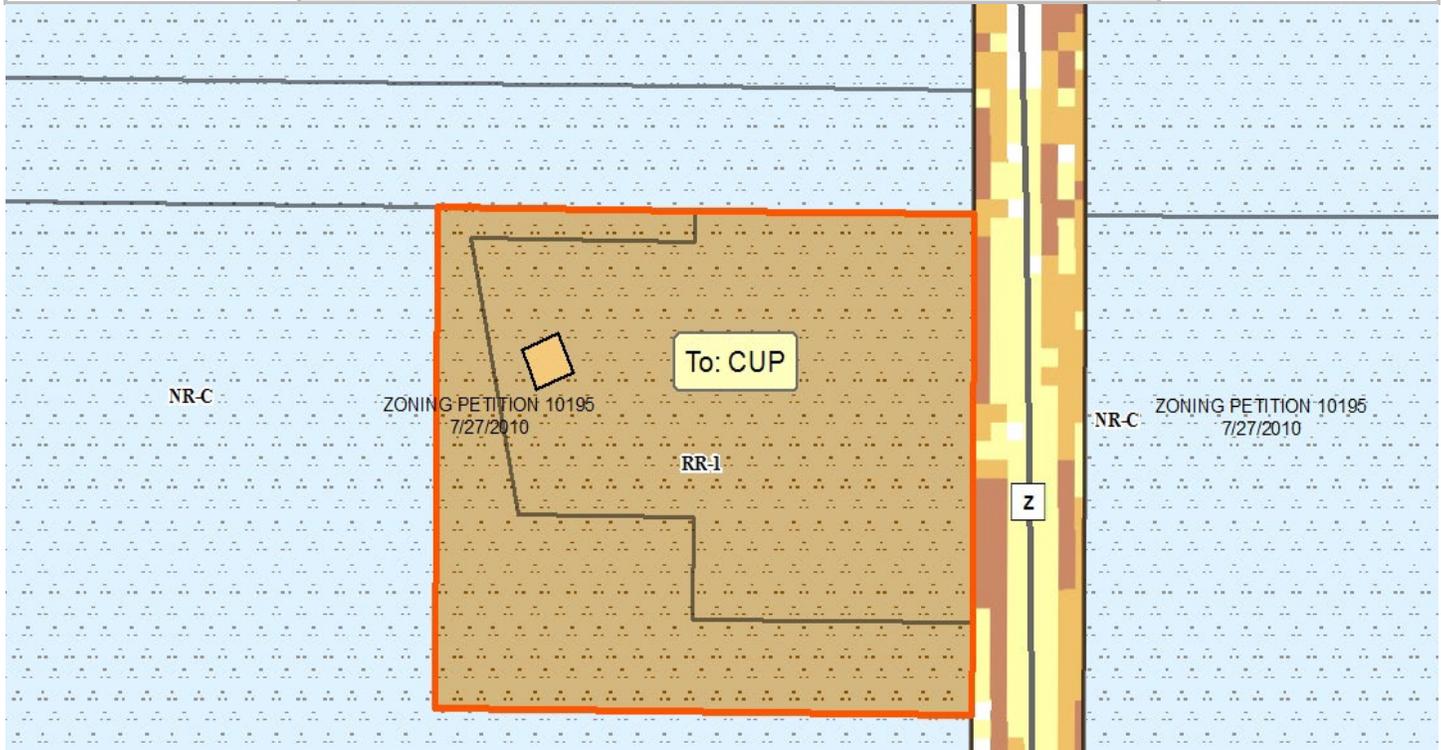


Staff Report  Zoning and Land Regulation Committee	Public Hearing: November 23, 2021	CUP 02541
	<u>Zoning Amendment Requested:</u> TO CUP: DOCUMENT EXISTING CEMETERY	<u>Town/Section:</u> PERRY, Section 7
	<u>Size:</u> 1.96 Acres	<u>Survey Required.</u>
	<u>Reason for the request:</u> DOCUMENT EXISTING CEMETERY	<u>Applicant</u> PERRY HAUGE LOG CHURCH PRESERVATION ASSOCIATION, INC.
		<u>Address:</u> 1359 COUNTY HIGHWAY Z



DESCRIPTION: The Perry Hauge Log Church Preservation Association seeks a conditional use permit to bring an existing legal, nonconforming cemetery into zoning compliance.

OBSERVATIONS/ FACTUAL INFORMATION : The site has been used as a church and cemetery since 1864, which predates the adoption of the Dane County Zoning Ordinance. The Perry Hauge Log Church Association wishes to bring the cemetery into compliance with the current zoning ordinance to facilitate the recording of a cemetery plat.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Perry / Dane County Comprehensive Plan* and the *Dane County Farmland Preservation Plan*. The plan supports conditional uses that meet the standards for approval in the Dane County Zoning Ordinance and that minimize impacts to surrounding agricultural uses.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the site.

STAFF: See Page 2 for recommended conditions of approval.

TOWN: No Town Action Report received as of 11/2/2021.

Recommended Conditions of Approval

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
2. 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.
3. 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.
4. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
5. Four off-street parking spaces must be provided, consistent with s. 10.102(8).
6. 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.
7. 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.
8. 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.
9. 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.
10. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
11. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.