



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2693

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.101(7) OF THE DANE COUNTY CODE OF ORDINANCES HEREBY:

GRANTS Conditional Use Permit #2693 for Outdoor storage (for golf carts and utility vehicles) conditioned upon Dane County Code of Ordinances Section 10.101(7)(d) and subject to the additional conditions listed below:

EFFECTIVE DATE OF PERMIT: March 24, 2026

CUP EXPIRATION DATE: none (see below)

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

LOCATION: west of 5924 Daentl Service Road, Section 8, Town of Burke

LEGAL DESCRIPTION: Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 8 North, Range 10 East, in the Town of Burke, Dane County, Wisconsin, bounded and described as follows: Commencing at the East $\frac{1}{4}$ corner of said Section 8; thence N $87^{\circ}23'34''$ W along the south line of said Northeast $\frac{1}{4}$ 1097.02 feet to the point of beginning of lands to be described; thence N $00^{\circ}37'54''$ E 335.84 feet; thence S $86^{\circ}56'59''$ E 303.27 feet to a point on the west line of Daentl Service Road; thence southerly 254.86 feet along said line and the arc of a curve to the left whose center lies to the east, whose radius is 1024.93 feet and whose chord bears S $07^{\circ}20'09''$ E 254.20 feet; thence S $20^{\circ}05'22''$ E along said line 109.28 feet; thence S $26^{\circ}00'43''$ E along said line 104.39 feet; thence S $27^{\circ}40'29''$ E along said line 293.08 feet to a point on the northwesterly line of County Trunk Highway "CV"; thence southwesterly 182.00 feet along said line and the arc of a curve to the right whose center lies to the northwest, whose radius is 1839.86 feet and whose chord bears S $51^{\circ}28'55''$ W 181.93 feet; thence S $51^{\circ}18'50''$ W along said line 158.02 feet; thence S $59^{\circ}11'17''$ W along said line 350.04 feet; thence N $00^{\circ}34'46''$ E 779.84 feet to the point of beginning. Containing 402,475 square feet or 9.2396 acres.

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (none).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.

4. 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.
5. 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.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. 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.
10. 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.
11. 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.
12. 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.

Conditions specific to this CUP:

13. This CUP is only effective upon Rezone #12250 becoming effective.
14. Property shall be developed in accordance to the site plan submitted.
15. Property must be screened with privacy fencing or live barrier along parcel lot line at the points of any and all residential zoning.
16. Property must contain exterior lighting in accordance to the lighting plan submitted, including site photometric plan dated 12/9/2025 and light fixture cut sheets dated 2/23/26. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill in accordance with Sec. 10.102(5) DCCO. Light poles shall be limited to 20 feet in height as per the plan. Lighting shall be limited to a maximum of 3,000K color temperature.
17. Outdoor storage is limited to the north and west sides of the building, and must be screened to include a live barrier along the roadside and shall not be less than the height of the materials being screened or eight (8) feet, whichever is higher. Fast growing species shall be used where practical.
18. Outdoor storage of golf carts is prohibited on grass or pervious surfaces, and along the east and south sides of the property. Outdoor storage is not permitted within any building setback area (includes 30 feet from the lot line along Daentl Service Road).
19. Outdoor display of golf carts shall be limited to the area beside the building as designated on the site plan.
20. No elevated or stacking of vehicles/carts is allowed. Orderly storage of vehicles is required.

21. This conditional use permit shall expire in the event the property is sold or transferred to another owner.

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.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220.

EXPIRATION OF PERMIT

Upon the allowed land use's cessation or abandonment for a period of one year, this conditional use permit will be deemed to have been terminated and any future use shall be in conformity with the ordinance.