



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2668

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 #2668 for Outdoor Storage within the LC Limited Commercial Zoning District conditioned upon Dane County Code of Ordinances Section 10.101(7)(d) and subject to the additional conditions listed below:

EFFECTIVE DATE OF PERMIT: August 26, 2025

CUP EXPIRATION DATE: none (see below)

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

LOCATION: 9751 Wilkinson Road, Section 1, Town of Mazomanie

LEGAL DESCRIPTION: 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.

CONDITIONS:

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

1. Any conditions required for specific uses listed under s. 10.103.
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 CUP # 2670:

13. Hours of operation shall be limited to Monday through Saturday, 7 a.m. to 7 p.m.
14. Delivery times shall be between 10 a.m. 2 p.m., Monday through Saturday.
15. Outdoor lighting shall be limited to down shrouded fixtures.
16. Signage shall be prohibited on-site.
17. Debris and mulch piles to be stored in concrete containment barriers, limited to the containment areas as shown on the site plan dated May 12, 2025.
18. Applicant shall maintain existing screening on property along road. . Dogwood and Viburnum shall be installed and maintained along the east property line in order to provide additional screening for the outdoor storage area.
19. Total vehicles allowed on property:
 - a. Employee vehicles: limited to the space shown on site plan as Employee Parking.
 - b. Business owned vehicles/machinery: limited to Equipment Parking spaces shown on the 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.
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.