

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

TowerNorth and Verizon's proposed installation and operation will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The approval of this installation will enhance Dane County's public safety system and the improved E-911 services from Verizon will improve public safety in the County.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

TowerNorth and Verizon's proposed installation will not substantially impair or diminish the uses, values, or enjoyment of other properties in the neighborhood. The proposed tower is set back from Williams Drive approximately 730ft east of the right-of-way and is adjacent to a tree-line approximately 130ft north of the proposed tower.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

TowerNorth and Verizon's proposed installation will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The proposed tower, once constructed, will serve to enhance telecommunications services in the area.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

TowerNorth and Verizon are in the process of obtaining the adequate utilities, access roads, drainage, and other necessary improvements.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

TowerNorth and Verizon's proposed installation, once constructed, will have a negligible impact to existing traffic congestion.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

TowerNorth and Verizon's proposed installation will conform to all applicable regulations of the FP-35 district.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

TowerNorth and Verizon's proposed installation is consistent with the adopted town and county comprehensive plans.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Conditional Uses 10.222(3) - "Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law"

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

This location meets the network objective, while minimizing impact to the local community.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

This proposed installation offers three (3) additional spaces for other carriers to co-locate, reducing the number of towers.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

The proposed footprint is 65ft x 65ft, is 127ft from the property line, and does not impact the agricultural use of surrounding parcels.

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

TowerNorth and Verizon will mitigate damage and restore land to pre-construction status