



CONDITIONAL USE PERMIT

Town of Blue Mounds
Conditional Use Permit
#2018-8 Martinelli

The Town Board of the Town of Blue Mounds does hereby:

GRANT Conditional Use Permit #2018-8 for a Wedding Barn/Meeting Venue in a newly constructed Commercial Building in accordance with the Town of Blue Mounds Comprehensive Plan and Zoning Code.

EFFECTIVE DATE OF PERMIT: January 14, 2019

The conditional Use Shall Be Located on the Property Described as Follows:

IN PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, ALL IN T6N, R6E, TOWN OF BLUE MOUNDS, DANE COUNTY, WI. AREA ON PRELIMINARY LAYOUT DENOTED AS LOT 1.

PROPERTY IS LOCATED ON COUNTY HWY JG, BLUE MOUNDS, WI PARCEL # 0606-244-9000-4

CONDITIONS:

- 1) Parking for guests/attendees is strictly prohibited on CTH JG. Permanent "No Parking" signs to be installed along CTH JG.
- 2) A light pole is to be installed at the end of driveway where driveway meets CTH JG. Light is to be Dark Sky compliant, as is all outdoor lighting on this parcel. The light pole is to be 25' tall and can be any one of the following: LED, Mercury Vapor or Solar.
- 3) Noise abatement - Owners are expected to utilize a set of strategies or techniques to reduce and control what could be conceived by neighbors as annoying or harmful noise into the environment. Music and entertainment noise to be contained to interior of structure as much as possible.
- 4) Liquor Licensing- will be limited to the issuance of a Retail Class B Winery License to sell Wine as defined by and pursuant to Section 125.04 of the Statutes of the State of Wisconsin and Local Ordinances and issuance of a Retail Class B Beer Only License to sell beer as defined by and pursuant to Section 125.26 of the Statutes of the State of Wisconsin and Local Ordinances.
- 5) No overnight accommodations shall be allowed.
- 6) All new structures shall meet state building code requirements.

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- 7) Obtain all required DNR and Dane County stormwater and erosion control permits and Dane County Septic permits.
- 8) Number of permanent parking stalls (versus temporary overflow parking stalls) shall be provided as shown of the approved site plan dated November, 2018.
- 9) Any advertising signage must be in accordance Town of Blue Mounds Zoning Ordinance Section 1.0800-10813, additional requirements from Dane County may also apply. Signage must be approved by Town Board.
- 10) All permits are to be issued to the owner and are not transferable.

FINDINGS OF FACT:

The Board of Supervisors, After Public Hearing and in their consideration of the Conditional Use Permit Made the Following Finding of Fact:

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.
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.
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.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall conform to all applicable regulations of the district in which it is located.

Expiration of Permit

Per Town of Blue Mounds Zoning Code, Subchapter IX, 1.095: If a use or activity associated with a previously approved conditional use ceases for 365 days or more after first being established on the property, the use will be deemed to have been terminated and the property

owner or authorizing agent must reapply and obtain another conditional use before recommencing the use or activity.