



TOWN OF BLUE MOUNDS

• DANE COUNTY, WISCONSIN •

ORGANIZED APRIL 4, 1848

CONDITIONAL USE PERMIT

Town of Blue Mounds
Conditional Use Permit
#2024-1 Ridglan Farms

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

GRANT Conditional Use Permit #2024-1 for Plumbing Fixtures in Accessory Building in accordance with the Town of Blue Mounds Comprehensive Plan and Zoning Code (1.06285).

EFFECTIVE DATE OF PERMIT: February 12, 2024

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

PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, ALL IN T6N, R6E, TOWN OF BLUE MOUNDS, DANE COUNTY, WI.

PROPERTY IS LOCATED AT 10489 W. BLUE MOUNDS ROAD, BLUE MOUNDS, WI PARCEL NUMBERS 0606-213-8500-8 & 0606-213-8040-5

CONDITIONS:

- 1) Installation of plumbing fixtures does not authorize use of an accessory structure for human habitation.
- 2) Plumbing fixtures shall drain to an approved on-site waste treatment system or sewer and shall meet all plumbing code requirements.
- 3) A building permit shall be obtained for all plumbing improvements or modifications.

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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 confirm 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.