

2.12 Requirements for Conditional Use Permit Requests

The Town will review conditional uses in each district to determine if all provisions of the Land Use Plan and the Future Land Use Map are addressed and met including, but not limited to consideration of the following factors:

- a. Consistency with the Town Comprehensive Plan
- b. Whether the use is complementary with adjoining properties.
- c. Compatibility with existing or permitted use on adjacent lands.
- d. Impacts of noise, dust, lights, odor, contamination, parking, traffic, and other changes related to the use on public safety and rural character of the Town
- e. The productivity of the lands involved.
- f. The location of the proposed use so as to reduce to a minimum the amount of productive agricultural land converted.
- g. The need for public services created by the proposed use.
- h. The availability of adequate public services and the ability of affected local units of government to provide them without an unreasonable burden.
- i. The effect of the proposed use on water or air pollution, soil erosion and rare or irreplaceable natural resources.

The Town has reviewed the conditional uses listed in the Dane County zoning ordinance in light of the goals, objectives, and policies found in this plan. The conditional uses listed below represent those that, based upon their nature and well-known or anticipated impacts, the Town believes could be reasonably consistent with this plan. All applications will be evaluated to determine compliance with the standards detailed in Dane County Ordinance 10.255(2)(h). A site plan per section 2.3 and/or 2.5 will be required.

NR-C Natural Resource Conservation Zoning District

- Establishment and development of public parks, private parks, recreational areas, boat access sites, outdoor education areas, historic areas, wildlife refuges, game preserves, and private wildlife habitat areas
- Soil conservation, shoreland, wetland and ecological restoration practices not listed as a permitted use
- Construction and maintenance of roads, railroads, or utilities which cannot practically be located outside of the NR-C district

RE Recreational Zoning District

- Campgrounds
- Caretaker's residence

FP-1 Small-lot Farmland Preservation Zoning District

- Agricultural accessory use
 - Agricultural entertainment
 - Limited farm business
 - Farm related exhibitions, sales, or events not exceeding 10 days/year
 - Sale of agricultural and dairy products not produced on the premises
 - Incidental sale of non-alcoholic beverages and snacks
 - Sanitary facilities in an agricultural accessory building
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

FP-35 General Farmland Preservation Zoning District

The Department of Agriculture, Trade and Consumer Protection must be notified prior to the approval of any conditional use permit in this district.

- Agricultural accessory uses:
 - Agricultural entertainment, over 10 days/year
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Attached accessory dwelling units associated with a farm residence
 - Limited Farm Business, subject to 10.103(13)
 - Sale of agricultural and dairy products not produced on the premise
 - Incidental sale of non-alcoholic beverages and snacks
 - Secondary farm residence (*according to 2.2(3), a secondary farm residence is only permissible if it complies with the Town's land division allocation policy*).
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction

FP-B Farmland Preservation – Business

- Agricultural accessory uses:
 - Agricultural entertainment, over 10 days/year
 - Farm related exhibitions, sales or events, over 10 days/year
 - Farm Residence, subject to 10.103(11)
 - Attached accessory dwelling units associated with a farm residence (*if the property is 2 acres or greater in size*)
 - Limited Farm Business, subject to 10.103(13)
 - Sale of agricultural and dairy products not produced on the premise
 - Incidental sale of non-alcoholic beverages and snacks
- Agricultural accessory uses:
 - Commercial animal boarding for farm animals, and not including domestic pets
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction

AT-35 Agriculture Transition, 35 acres Zoning District

- Agricultural accessory uses:
 - Agricultural entertainment, over 10 days/year

- Attached accessory dwelling units associated with a farm residence
- Farm related exhibitions, sales or events, over 10 days/year
- Farm Residence, subject to 10.103(11)
- Limited Farm Business, subject to 10.103(13)
- Sale of agricultural and dairy products not produced on the premise and incidental sale of non-alcoholic beverages and snacks
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction

RM-8 Rural Mixed-Use, 8-16 acres Zoning District

- Agricultural entertainment activities occurring 10 days/year or more
- Attached accessory dwelling units
- Farm related exhibitions, sales or events exceeding 5 days a year
- Governmental, institutional, religious, or nonprofit community uses
- Large animal boarding
- Limited family business
- Property maintenance sheds (600 sq. ft. or less)
- Sanitary facilities in agricultural accessory buildings
- Tourist or transient lodging
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

RM-16 Rural Mixed-Use, 16-35 acres Zoning District

- Agricultural entertainment activities occurring over 10 days/year
- Attached accessory dwelling units
- Farm related exhibitions, sales or events exceeding 5 days a year
- Governmental, institutional, religious, or nonprofit community uses
- Large animal boarding
- Limited family business
- Mineral extraction
- Sanitary facilities in agricultural accessory buildings
- Tourist or transient lodging
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

RR-1 Rural Residential, 1 to 2 acres Zoning District

- Limited family business
- Day Care Centers
- Governmental or religious uses
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use

RR-2 Rural Residential, 2 to 4 acres Zoning District

- Animal use exceeding one animal unit per acre
- Limited family business
- Attached accessory dwelling units
- Day Care Centers
- Governmental, institutional, religious, or nonprofit community uses
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use

RR-4 Rural Residential, 4 to 8 acres Zoning District

- Attached accessory dwelling units
- Animal use exceeding one animal unit per acre
- Limited family business
- Day Care Centers
- Governmental, institutional, religious, or nonprofit community uses
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use

RR-8 Rural Residential, 8 to 16 acres Zoning District

- Attached accessory dwelling units
- Animal use exceeding one animal unit per acre
- Limited family business
- Day Care Centers
- Governmental, institutional, religious, or nonprofit community uses
- Property management sheds
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use

RR-16 Rural Residential, 16 to 35 acres Zoning District

- Attached accessory dwelling units
- Animal use exceeding one animal unit per acre
- Limited family business
- Day Care Centers
- Governmental, institutional, religious, or nonprofit community uses
- Property management sheds
- Transient or Tourist Lodging
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses, not listed as a permitted use

SFR-08 Single-Family Residential, small lots Zoning District

- Governmental uses
- Religious uses

- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

SFR-1 Single-Family Residential, 1 to 2 acres Zoning District

- Governmental uses
- Religious uses
- Transient or tourist lodging
- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

SFR-2 Single-Family Residential, 2 to 4 acres Zoning District

- Attached accessory dwelling units
- Day care centers
- Governmental uses
- Institutional uses
- Religious uses
- Nonprofit community uses
- Transient or tourist lodging
- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

TFR-08 Two-Family Residential Zoning District

- Governmental uses
- Religious uses
- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

MFR-08 Multi-Family Residential Zoning District

- Governmental uses
- Religious uses
- Transportation, utility, communications, pipeline, electric transmission, utility, or drainage uses

LC Limited Commercial Zoning District

- Contractor, landscaping or building trade operations
- Incidental parking for employees
- Indoor storage and repair
- Incidental indoor maintenance
- Utility services associated with a permitted use
- Undeveloped natural resource and open space areas
- Agricultural and agricultural accessory uses (livestock not permitted)
- Transportation, utility or communication use required by law

GC General Commercial Zoning District

- Contractor, landscaping or building trades operation
- Communication towers

- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

HC Heavy Commercial Zoning District

- Communication towers
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law

RI Rural Industry Zoning District

- Communication towers
- Mineral extraction operations
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

MI Manufacturing and Industrial Zoning District

- Communication towers
- Mineral extraction operations
- Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law

UTR Utility, Transportation and Right-of-Way Zoning District

- Transportation, utility, communication or other similar uses, not required by law
- Storage structures, not to exceed 250 square feet

Conditional Use Permit Conditions

The following conditions may be required for any Conditional Use Permit approval based on the intensity of the proposed use. Any, or all of these conditions may be considered by the Town. This list is not exhaustive and additional conditions may be placed on any Conditional Use Permit. Additionally, conditions for Conditional Use Permits within 500 feet of a neighboring residence may be applied to Conditional Use Permits that are more than 500 feet from a neighboring residence.

	Conditional Use Permit limited to Indoors		Conditional Use Permit Includes Outdoor Use	
	<i>Within 500 feet of a neighboring residence</i>	<i>More than 500 feet from a neighboring residence</i>	<i>Within 500 feet of a neighboring residence</i>	<i>More than 500 feet from a neighboring residence</i>
Hours of Operation for non-agricultural entertainment CUPs	7 am to 7 pm	6 am to 10 pm	Outdoor use limited to 8 am to 7 pm	6 am to 10 pm
Hours of Operation for agricultural entertainment CUPs	7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm	Outdoor use limited to 7 am to 9 pm, or dusk, whichever is later	6 am to 10 pm
Number of Employees	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees	Shall not exceed 3 full, or part time, employees	Shall not exceed 6 full, or part time, employees
Outdoor lighting	External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over neighboring property line.	Lighting must be dark skies compliant and no light shall spill over neighboring property line.	External lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over neighboring property line.	Lighting must be dark skies compliant and no light shall spill over neighboring property line.
Noise	Limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers or radios are prohibited.	Limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm. Outdoor loudspeakers are prohibited.	Between 7 pm and 7 am, limited to 40 dBA measured at the property line. Between 7 am and 7 pm, limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm.	Between 7 pm and 7 am, limited to 40 dBA measured at the property line. Between 7 am and 7 pm, limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm.

			Outdoor loudspeakers or radios are prohibited.	Outdoor loudspeakers are prohibited.
Trash removal	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Dunn.	Applicant shall be responsible for contracting with a trash and recycling removal company if trash and recycling exceeds what is allowed for collection that is provided by the Town of Dunn.
Parking	No parking or storage of vehicles is permitted within the street right-of-way.	No parking or storage of vehicles is permitted within the street right-of-way.	No parking or storage of vehicles is permitted within the street right-of-way.	No parking or storage of vehicles is permitted within the street right-of-way.
Number of events	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.	Number of events may be restricted based on anticipated traffic, noise, intensity of events, impact on neighboring properties, and impact on municipal infrastructure and services.
Signs	Limited to one sign on a building and signs shall not be illuminated	Limited to one sign on a building and signs shall not be illuminated	Limited to one sign on a building and signs shall not be illuminated	Limited to one sign on a building and signs shall not be illuminated
Visual Screening	N/A	N/A	Visual landscaping barriers to block views between the use and the neighboring residence may be required.	Visual landscaping barriers to block views between the use and the neighboring residence may be required.
Stormwater management	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.	All stormwater resulting from the Conditional Use Permit must be managed on site. Rain gardens may be required.
Business activities	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors,	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.	Materials and inventory must be stored indoors. Business-related activities must be conducted indoors,	Materials and inventory may be stored outdoors, if not visible from the road or neighboring property lines.

LAND USE

	with the exception of one outdoor play area for day cares		with the exception of one outdoor play area for day cares	
Dust	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.	Gravel or dirt roads must be wetted prior to vehicles traveling over the road. Gravel and dirt will be required to be removed from public roads.
Odors	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.	Odor abatement measures may be required as a condition of the Conditional Use Permit. Such measures may restrict the time, day, or season of the odor producing use. The odor producing use may be restricted to specific locations on the property.