



THE BOOKLET OF ALL GENERAL CONDITIONS

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A-4 BUSINESS

General:

1. Approved as per plan submitted with all additional conditions.
2. Storage limited to material and goods directly associated with business. Outside storage shall be limited and located as identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with hours after 6:00 p.m. for off premise work and returning of equipment to the premises seven days a week.
4. Must meet all applicable Federal, State, County and local regulations.
5. Outside lighting shall be shielded and directed on site.
6. The applicant must obtain all required zoning permit approvals including signing a Wisconsin State Statute 59.691 Wetland Form for construction on or near wetlands as part of the modified sign permit waiver allowed under this conditional use approval.
7. No fill, debris, branches or leaves may be brought back and disposed of on site. No burning of waste materials shall occur on site.
8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
9. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval.
10. The project site must be kept neat, clean, and mowed.
11. The owners of the property shall release, indemnify and hold harmless Walworth County, the Town of _____ and their agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property prior to this conditional use being valid. This hold harmless clause shall be added to the liability insurance to be provided by the property owner.
12. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
13. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising

the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

14. Hours of operation shall be from 6:00 a.m. to 6:00 p.m.
15. No general public sales allowed on premises.
16. The number of employees shall be limited to the owner.
17. The project must meet with all State, Federal and local regulations including wetland regulations prior to any filling on site. No fill encroachment will be allowed into the wetland area. The applicant must survey and mark the wetland boundary prior to filling for the future buildings. The applicant must contact the U.S. Army Corp. of Engineers and the D.N.R. regarding wetland review and approval prior to construction.
18. This conditional use allows for a sign in the A-1 zone district serving the A-4 district use. Sign modification shall be allowed for up to a ____ sq. ft. sign on each side at a location meeting the Walworth County Zoning Ordinance height and setback requirements as per plan submitted.
19. The buildings shall be used for storage only. No business activities other than specified in the plan of operations may be conducted from out of the storage facilities.
20. No outside storage shall be allowed or limited outside storage dependent on approved plan.

AIRPORTS

General:

1. Approved per plans and plan of operations submitted with all additional conditions.
2. Use of the site shall be limited as described by the plan of operations. No loading or unloading of cargo shall occur on site.
3. The project must meet all applicable Federal, State, County and local regulations including any existing or new regulations from the State Department of Transportation and the Federal Aviation Administration.
4. The applicant must obtain approval of a landscaping plan from the Land Conservation Office.
5. No outside storage of materials or cargo will be allowed on site.
6. The owner must meet all Town, County and/or State highway access requirements.

7. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater Permit from the County Land Conservation Office.
8. All vehicles shall be parked in marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted during special events by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

11. Use of the airport shall be considered private and shall be open to the public on a limited basis for a special fly-in event as specified in the plan of operations and by members who lease the private hanger areas.
12. A maximum of 20 users of the site shall be allowed as owners or members who lease a hanger on site.
13. All driveways on site must be 24 feet in width prior to the site being used for the fly-in event. Special fly-in events shall be limited to those identified in the plan of operations.
14. All temporary parking shall be marked during fly-in events.
15. No parking or driveways (temporary or otherwise) shall be located within 75 feet of the stream.
16. The owner must obtain the required sanitary approval for use of pot-a-potty units on site.
17. The owner must submit a copy of the Federal Aviation Administration and/or Department of Transportation approvals for use of the property as a public airport.
18. The owner must submit a copy of private liability insurance covering use of the property as an airport.

ASPHALT PLANT

General:

1. Approved as per plan submitted with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. Outside lighting shall be shielded and directed on site.
4. The applicant must obtain all required zoning permit approvals including a sign permit.
5. No fill, debris, branches or leaves may be brought back and disposed of on site. No burning of waste materials shall occur on site.
6. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
7. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval.
8. The project site must be kept neat, clean, and mowed.
9. Implementation of dust and noise control measures shall occur at all times on site.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

Specific:

11. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with hours after 6:00 p.m. for off premise work and returning of equipment to the premises seven days a week. No operation on Sundays or Holidays.
12. No general public sales allowed on premises.
13. The number of employees shall be limited.
14. The project must meet with all State, Federal and local regulations including wetland regulations prior to any filling on site. No fill encroachment will be allowed into the wetland area. The applicant must survey and mark the wetland boundary prior to filling for the future buildings. The applicant must contact the U.S. Army Corp. of Engineers and the D.N.R. regarding wetland review and approval prior to construction.
15. The buildings shall be used for storage only. No business activities other than specified in the plan of operations may be conducted from out of the storage facilities.

16. No outside storage shall be allowed or limits on type and quantities of material brought in from off site (storage locations).
 17. Time limit (Temporary or permanent operations?)
 18. The applicant shall submit an acceptable form of bonding to cover the cost of processing any unprocessed stockpile of materials (i.e. uncrushed asphalt or concrete). The bond covering unprocessed materials shall remain in place for the life of any unprocessed materials stockpile. A copy of the bond and any renewals shall be submitted to the Land Use and Resource Management Department. Renewals of bonds shall be submitted prior to expiration on a two-year limited basis.
 19. Access concerns/on-site parking? – Vehicle parking for trucks arriving prior to operation hours.
 20. No storage of chemicals and petroleum products shall occur on site unless stored in a containment facility meeting state requirements.
 21. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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AUTO REPAIR SHOP

General:

1. Approved per plans submitted with all additional conditions as stated.
2. All storage areas, materials and equipment shall be located as defined on the plan of operations.
3. Must meet all applicable Federal, State, County and local regulations.
4. No outside storage shall be allowed.
5. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation if required by Ordinance.
6. The owner must provide a waste disposal plan stating where all trash, drain oil and other auto fluids are disposed.
7. No general public sales allowed from the storage facility. No business activities other than specified in the plan of operations may be conducted from out of the storage facilities.

8. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. seven days a week.
9. Outside lighting shall be shielded and directed on site.
10. The applicant must obtain all required zoning permit approvals including a sign permit.
11. No burning of waste materials shall occur on site.
12. The applicant must obtain the required Town, County and/or State Highway approval for the access.
13. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
14. The project site must be kept neat, clean, and mowed in all areas.
15. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

BARS OR TAVERNS

General:

1. The Conditional Use for Bar/Tavern is approved as per plans submitted with all additional conditions.
2. Use of the grounds shall be limited to the uses as stated in the plan of operations.
3. The project must meet with all State, Federal and local approvals.
4. The applicant must obtain all required County Zoning permit including a sign permit for any proposed signage.
5. Sufficient adult supervision must be present at all times when facilities are in use.

6. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
7. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
8. All lighting must be shielded and directed on to the property.
9. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking for business on site must be in compliance with County requirements within 60 days of this approval.
10. The property owner must obtain the required County sanitary permit approval for facilities to be located on site.
11. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
12. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

13. The existing conditional use for a marina with boat storage must be amended to eliminate an area used for a bar/tavern from the area used for a marina.
14. No outside food and beverage shall be allowed on site without additional conditional use approval.

BED AND BREAKFAST

General:

1. Approved per plans submitted with all added conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area

2. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. All parking must be in compliance with County requirements within 60 days of this approval.
3. Outside Lighting to be shielded and located as identified on the approved plan.
4. Hours of operation shall be as identified on the approved operations plan.
5. Must meet all applicable Federal, State, County and local regulations.
6. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
7. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

BUS TERMINAL

General:

1. Approved per plans submitted with all additional conditions.
2. The Town/County/State Highway Department must approve the access to the site.
3. Must meet all applicable Federal, State, County and Local regulations.
4. All parking stalls must be marked on the project plan and meet the dimensional standards of the County Ordinance. The applicant will have 60 days to bring all parking into compliance with this approval.
5. The project plan must identify all outside lighting. All lighting must be shielded and directed onto the site.
6. Any new proposed signage must be shown on the plan. All new signage will require zoning permit approval.
7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time

extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

CAMP FACILITY

General:

1. The Conditional Use for the recreational camp is approved as per the plan submitted.
 2. The project must meet with all State, Federal and local approvals.
 3. The applicant must obtain the required County Zoning and Sanitation permits.
 4. Parking must meet with requirements of the county zoning ordinance. All parking across from residential zoning must be setback 25 feet from the roadway. All parking must be in compliance with County requirements within 60 days of this approval.
 5. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 6. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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CARETAKER'S RESIDENCE

General:

1. Approved as per plan submitted with all additional conditions.
2. The applicant shall be required to obtain an approved Sanitary Permit from the County prior to construction of the caretaker's residence.
3. Use of the residence shall be limited to use by a caretaker's and shall be removed from premises at the time it is no longer needed in connection with the operation.
4. If the residence is no longer used for housing a caretaker, the applicant must notify the Walworth County Zoning Office.
5. The applicant must obtain the required County zoning permit prior to construction

6. The residence must meet with County, State, Federal and local regulations.
 7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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CEMETERY

General:

1. Approved per plans submitted with all additional conditions.
 2. Outdoor lighting shall be shielded and directed on site.
 3. Must meet all Federal, State, County and local regulations.
 4. The Township Highway Department must approve the access to the facility if different from the existing access locations.
 5. The applicant must obtain a Land Disturbance, Erosion Control and stormwater approval if required by Ordinance.
 6. The applicant must meet all requirements for cemetery expansion under State Statute 157.065.
 7. All grave monuments that do not meet the definition of a minor structure will need to meet with the required side yard, rear yard and street yard setbacks for structures.
 8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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CHURCH

General:

1. Approved per plans submitted with all additional conditions.
2. Outdoor lighting shall be shielded and directed on site.
3. Must meet all Federal, State, County and local regulations.
4. The Township must approve the access to the facility.
5. The applicant must obtain a Land Disturbance, Erosion Control and stormwater approval if required by Ordinance.
6. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
7. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

8. The owner must obtain a variance from the required street yard setback from the County Board of Adjustment.

CLAY BORROW

General:

1. Approved as per plan submitted with all additional conditions.
2. Implementation of dust and noise control measures shall occur at all times on site.
3. The applicant must follow phases of excavation and restoration as part of the approval under the County's Land Disturbance Erosion Control and Stormwater Management Ordinance. The applicant must submit a project-sequencing schedule for each phase leading to completion prior to approval.
4. Restoration must occur in conjunction with excavation so as to limit the area of disturbance. Restoration and excavation shall be subject to review at completion of each phase.
5. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit.

6. The applicant shall submit an acceptable form of bonding – The bond shall remain in place for the life of the pit plus one full year after final restoration to allow for final stability review. A copy of the bond and any renewals shall be submitted to the County Land Conservation Office. Renewals of bonds shall be submitted prior to expiration on a two year limited basis.
7. Following restoration, the landowner shall petition to rezone the property back to the committee recommended zoning district.
8. Hours and days of operation shall be set at 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to noon on Saturday. No work shall be conducted on holidays.
9. Road access and maintenance agreements shall be filed with the Township and/or County prior to hauling materials off site.
10. No storage of chemicals and petroleum products shall occur on site.
11. The County will not be liable for any damage to neighboring wells due to the operation of the project.
12. Any additional Office/trailer or structures shall obtain approved zoning and sanitary permits.
13. Approval of the project shall be subject to all applicable gravel pit policies.
14. The project shall meet all applicable Federal, State and local regulations.
15. Storage locations must be in an approved zoning district.
16. All topsoil generated from the site must remain on site for use in restoration.
17. All topsoil shall be regraded evenly on the disturbed area.
18. All site dewatering shall be conducted so as to prevent sedimentation outside of the project area. The site may not be dewatered until all sediment has settled in the open water area of the pit.
19. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
20. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

21. Time limit for completion of the project shall be set at 5 years.
 22. No materials allowed to be brought in from off-site other than those materials specified in the approved operations plan.
 23. The applicant must obtain a variance from the County Board of Adjustment from the 200 foot required setbacks from the neighboring property lines.
 24. Following restoration, land shall be rezoned back to the ____ zoning district by application of the owner.
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CLUBS

General:

1. Approved per plans submitted for a private woodworking membership club and to hold occasional educational workshops/classes for other groups/organizations, with all additional conditions.
2. On site hours of access by club members only shall be from ____ to ____.
3. Outside lighting shall be shielded and directed on site.
4. All signage must be identified on the plan of operations and the applicant must obtain any required sign permits from the County Zoning Office.
5. The project shall meet with all applicable Federal, State, County, and local regulations.
6. Adequate adult supervision must be present at all times when the site is in use.
7. No fill, debris, branches, or leaves may be brought back and disposed of on site. No burning of waste materials shall occur on site.
8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
9. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Parking must meet with requirements of the county zoning ordinance. All parking must be set back 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
10. The project site must be kept neat, clean, and mowed.

11. The owners of the property shall release, indemnify and hold harmless Walworth County, the Town of _____ and their agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property prior to this conditional use being valid. This hold harmless clause shall be added to the liability insurance to be provided by the property owner.
12. Any changes to the character, intensity, or use of this site not capable of being discerned by the Land Management Department as consistent with this approval must be brought before the County Zoning Agency for additional conditional use review.
13. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

14. No general public sales allowed on premises.
15. The building shall be used for club members of the woodworking club. No business activities other than specified in the plan of operations may be conducted on site.

COMMERCIAL FARM STAND

General:

1. Approved as per plan submitted with all additional conditions.
2. Sales allowed on site shall be limited to the products identified in the project narrative on a seasonal basis. The business shall be open during the months of July, August, September and October.
3. Storage shall be limited to material and goods directly associated with business. Outside storage shall be limited and located as identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
4. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. seven days a week and no holidays.
5. Must meet all applicable Federal, State, County and local regulations.
6. Outside lighting shall be shielded and directed on site.
7. The applicant must obtain all required zoning permit approvals including a sign permit.

8. The number of employees shall be limited to the owners and ____ employees.
9. No fill, debris, branches or leaves may be disposed of on site. No burning of waste materials shall occur on site.
10. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office if required by the ordinance.
11. All access to the site shall meet Town, County and/or State DOT requirements.
12. All parking shall be installed according to County requirements within 60 days of this approval.
13. The project site must be kept neat, clean, and mowed.
14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
15. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

COMMERCIAL FEED LOT (GREATER THAN 500 ANIMALS)

General:

1. Approved as per plan submitted as a commercial feedlot with a limit of ---- animal units subject to all additional conditions.
2. Hours shall be 24 hours per day. No animal waste spreading, pick-up or deliveries shall occur between 6:00 p.m. and 6:00 a.m.
3. The site must meet all applicable Federal, State, County and local regulations including any State well or water supply requirements.
4. The applicant must obtain the required zoning permit prior to construction.
5. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The plan must meet with all requirements of the County and the Wisconsin Dept. of Natural Resources. The applicant must comply with all recommendations of the approved nutrient management plan.
6. The applicant must install and maintain safety fencing around the manure storage facility if required by the manure storage ordinance.

7. The applicant must provide adequate manure storage. Storage shall be available for at least 4 months on site in order to allow storage during the winter months when manure will not be able to be incorporated to reduce odor. All manure from County approved storage facilities must be incorporated in the ground within 24 hours of spreading in order to limit odor from the farm operations. The storage facilities must be emptied within two weeks of any time that spreading begins. The applicant shall keep a record of the date that spreading begins and the date on which the storage facility has been emptied. If the applicant cannot empty the manure storage facility in the required time frame using existing equipment and farmland then the applicant may need to make arrangements with a commercial manure disposal company.
8. All structures shown on the approved conditional use plan shall fit within the footprint shown or a separate required zoning permit review fees shall be charged prior to zoning permit review.
9. Failure to begin construction on structures shown on the approved conditional use plan within two years of the conditional use approval shall result in the need for a separate zoning permit, fee and permit review.
10. All development on site shall be conducted in compliance with State Statute Chapter 51 and Appendix A application and worksheets.
11. All outside lighting must be shielded and directed on site.
12. The applicant will be responsible for cleaning tracked soil or manure resulting from the farm operations off the Township or County Roadways on a daily basis.
13. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

15. An animal waste storage permit must be applied for and the manure structure must be designed and approved by a licensed engineer according to NRCS Technical standard 313.

COMMERCIAL RECREATION FACILITY

General:

1. Approved per plans submitted with all additional conditions as stated.

2. The project must meet all Federal, State, County and local regulations.
3. Application with Walworth County for approval of the condominium plat, recording of phase one of the plat and the entire project plan shall occur within 6 months of this conditional use approval. The condominium plat shall be accompanied by the complete condominium declaration. The owner will need to record separate addendum consistent with the project plan for each additional phase of development as the project progresses
4. All use of the common area, private areas and limited common areas shall be restricted to those identified in the project plan, the amended narrative and the approved condominium declaration.
5. The Condominium declaration must be submitted to the County Land Management Department for review for consistency with County ordinances and requirements and the conditional use approval. Any wording of the condominium declaration, which in the opinion of the County Land Management Department is inconsistent with County approvals including the plan, amended narrative, ordinances or requirements will require County conditional use review and approval.
6. The applicant must provide a tree cutting, landscaping and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan and narrative.
7. There shall be no alterations of the shoreland setbacks or wetlands without obtaining County required approvals including all required DNR Chapter 30 permit approvals.
8. The declaration for the condominium association shall assure that sewerage waste load will not increase over time without providing necessary sewerage capacity. The applicant shall provide verification of available sewerage capacity for the project prior to construction starting on site.
9. The applicant shall obtain all required zoning permits including sign permits prior to any construction on site. No additional structures shall be added to the plan without obtaining County approval and a zoning permit. This permit does not include conditional use approval for any amenity that is not specifically identified on the project plan. The Zoning Office prior to issuance of a zoning permit shall further review all structure locations. All structures will be required to meet the requirements of the zoning ordinance.
10. Residential dwelling units may be used for transient and/or long-term stays. Hotel units, which do not meet the definition of a residential dwelling, shall only be used for transient stays. The condominium declaration language regarding transient verse long-term stays shall be provided and the plan shall designate where the different activities shall occur.
11. All interior-building plans shall be submitted to the County for the conditional use file. Each portion of lockout units shall be counted as separate units in the density calculations. Hotel units shall not be converted to residential dwelling units without approval of the County.

12. Hotel and commercial areas shall be subtracted from the total area available in determination of area net developable. The area net developable shall be used in calculation of residential dwelling units density. The applicant shall provide the calculation of dwelling unit density reflected by the approved plan. The building styles shall be labeled and identified on the plan.
13. The Condominium Association shall keep a registry record of all units that are rented out documenting the transient use of each hotel unit or dwelling unit.
14. The owner/applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction. All stormwater amenities and areas shall be identified as common areas to be maintained by the Condominium Association.
15. The Condominium Association shall be solely responsible for addressing all restrictive covenants (including those within the condominium declaration) beyond those enforceable by County zoning regulations.
16. The applicant must phase construction substantially in compliance with the approved plan and narrative, use restrictions and condominium declaration. Any changes to phasing, ownership, design or specified use within each phase must be added to the condominium declaration by addendum and reviewed by the Land Management Department for approval.
17. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. All lighting shall be shielded and directed on site.
18. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
19. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
20. The County reserves the right to rescind this conditional use in accordance with ordinance standards upon any violation of County regulations or conditions governing this approval.

Specific:

21. The applicant shall be responsible for meeting all requirements of the Condominium Ownership Act (State Chapter 703) and the County Subdivision Control Ordinance. The transfer of ownership of any sub-unit may only include, therewith, a fractional interest in the site on which the sub-unit is located and such transfer shall not result in the subdivision of minor subdivision as defined under the Walworth County Subdivision Control Ordinance.

22. This planned commercial-recreational development is approved as a 5-unit condominium subject to a condominium declaration. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design of the commercial-recreational development and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the condominium declaration. It shall be the responsibility of the Condominium Association to keep the County apprised of all changes that may have an effect on this approval.
23. All greens and tees for the golf course will need to be moved out of the required 75-foot shoreland setback area or obtain a variance from the County Board of Adjustment. All ponds located on the project plan must have County and DNR approvals.
24. The road right of way width identified on the approved plan does not meet County Road standards as provided for in the County Land Division Ordinance. The applicant will need to obtain a plat review variance from the right of way width requirement. The roadways are intended to remain private. The roadways may not be dedicated to the public without bring the parking into compliance with parking setback requirements from public roadways. The roadway shall be identified as a common element in the condominium declaration and on the approved plan. The total paved area shall be subtracted from the area net developable as part of the required density calculation for dwelling units per acre.
25. The total parking and location of parking for each building identified on the plan shall be as follows: Parking lots must be located within 400 feet of the entrance for the building that it shall serve. Parking stalls shall be marked and labeled and have entrances and exists to each parking area. Clubhouses will need to provide use capacity and parking spaces meeting the zoning standard of one stall per 5 people. All health and recreation resort buildings will need to meet retail-parking standard of one stall per 150 square feet of area. Hotel units must have one parking stall per room and one stall per 3 employees. All residential units will need to meet the two parking stalls pre unit standard.
26. Use of facilities by the general public shall be limited to the parking areas provided for general public beyond parking needed for hotel and residential use. The use capacity of the facilities by the general public shall be stated in the condominium declaration and shall be regulated by the condominium association.
27. No boat access to the lake shall be made through the wetland area fronting the Lake.
28. The applicant shall establish a fertilization and lawn chemical application plan that protects the water quality of the lake and stream. The plan must include annual soil testing to determine fertilizer needs. The plan shall be submitted to the County Conservation Office for review and approval within 60 days of opening the golf course.

COMMERCIAL STABLE

General:

1. Approved as per plan submitted with all additional conditions.

2. Retail sales shall be allowed on site to customers of the horse operation only. The tack shop will not promote off-street traffic sales.
3. Any changes in the proposed use of the property will require additional County approvals.
4. Business hours shall be from 6:00 a.m. till 8:00 p.m. with extended hours from 6:00 a.m. to 10:00 p.m. during daylight savings time. On site horse care shall be allowed on a 24-hour basis during emergencies.
5. The site must meet all applicable Federal, State, County and local regulations.
6. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The applicant must comply with all recommendations of the approved nutrient management plan.
7. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site.
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

COMMERCIAL STABLE WITH HORSE SHOWS

General:

1. Approved as per plan submitted as a commercial horse stable with horse shows with all additional conditions.
2. Retail sales shall be allowed on site to customers of the horse operation only. The tack shop will not promote off-street traffic sales.
3. Any changes in the proposed use of the property will require additional County approvals.
4. Business hours shall be from 6:00 a.m. till 8:00 p.m. with extended hours from 6:00 a.m. to 10:00 p.m. during daylight savings time. On site horse care shall be allowed on a 24-hour basis during emergencies.
5. The site must meet all applicable Federal, State, County and local regulations.

6. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The applicant must comply with all recommendations of the approved nutrient management plan.
7. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site.
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

10. The commercial stable shall board a maximum of X horses on site including the owner's horses.
11. Special events (horse shows/clinics/competitions) shall be limited to 12 per year. The property owner shall keep a log documenting the number of shows held each year. The log shall be made available to the County upon request. The capacity of the horse shows/clinics shall be no more than 3 x ___ people and 2 x ___ horses on site including the owner's horses. Parking must be made available on site during the horse show/clinic/competition events.
12. Sanitation facilities shall be provided on site during the special events meeting the requirements of the County Sanitation Ordinance.

COMPOSTING / RECYCLING

General:

1. This composting/recycling facility is approved per plan submitted with all additional conditions.
2. Use of the site shall be strictly limited to a recycling facility for the materials specified in the plan of operations.
3. The hours of operation shall be set from 6:00 a.m. to 6:00 p.m. weekdays and from 6:00 a.m. to noon on Saturday.
4. The owner/operator must comply with all Federal, State, County and local regulations.
5. All signage must conform to County ordinance standards.

6. The owner shall notify the County if any changes are made regarding operation of this site including size, location and type of materials recycled.
7. No yard waste, domestic waste, oil and gas, anti-freeze, hazardous waste, batteries, non-empty fuel tanks, auto salvaging, building construction demolition materials, air conditioning fluids or gases or other similar materials shall be allowed on site without first meeting all requirements of state local and federal regulations.
8. Storage of materials shall be allowed only in the areas designated on the proposed plan. All materials stored in outside areas must be in containers. The materials in the outside storage area must be moved off the property and recycled at least every six months.
9. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.
10. If problems should develop, Walworth County may require a clean-up schedule, modification of the process operation or termination of the operation and this conditional use permit.
11. The owner shall operate in accordance with all Federal, State, County and local regulations.
12. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
13. The owner must obtain a Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation Office. This permit may require the installation of a stormwater catch basin for drainage from off the loading area and storage areas.
14. All parking must be as designated on the approved plan. The parking must be in compliance with the approved plan within in 60 days of this approval.
15. The owner/operator shall remove and properly dispose of any contaminants that may be present in the raw yard waste material before the material is shredded or processed in any way.
16. Annual submittal of the Material Recovery Facility Self Certification form is required to be submitted to D.N.R. under NR 544.16 Wisconsin Administrative Code. The owner/operator shall provide a copy of the Certification of the Material Recovery Facility from D.N.R. for the file upon annual renewal.
17. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
18. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time

extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

19. Proper access must be granted by the County Highway Department prior to continued operations.
20. This conditional use approval is not valid until the site is cleaned up and brought into compliance with the operations plan submitted. The applicant has 60 days to bring the project into compliance with this approval.
21. The site must have a Maintained 75-foot setback from all designated wetlands.
22. Limit outside storage. Yard waste shall not exceed ____ cubic yards at the facility.

CONDOMINIUM CAMPGROUND

General:

1. The Conditional Use for a condominium campground is approved as per the plan submitted.
2. This approval is for a broad scoping master conditional use for the condominium campground as a whole and individual conditional uses for each unit within the condominium plat. The County may take enforcement actions against the conditional use for the condominium as a whole and or the individual unit conditional uses up to and including rescinding actions.
3. Use of the grounds shall be limited to normal camping use as stated in the plan of operations. The camping units shall not be used as a permanent residence or become permanent residential homes. Each camping unit shall be vacated for at least one 30-day period during the course of a year. Vacancy of a unit shall result in no occupation of the unit during the 30-day period. There shall be no day camping during the 30-day vacancy. Unit owners may schedule emergency maintenance visits to the unit during the 30-day vacancy with Condominium Association approval. The Condominium Association shall be required to keep record of the vacancy period for each unit and shall submit the record to the County during the annual review and upon any additional request for review by the County. The Condominium Association shall keep records of all scheduled emergency maintenance visits conducted by the owner during the 30-day vacancy period. Scheduled maintenance visits records shall include a statement regarding the purpose of the proposed maintenance visit. Owners shall not be allowed to day camp or spend the night in the unit during a maintenance visit during the 30-day closed period for the unit. If the Association chooses to close the entire condominium campground for a 30-day period and provides notice to the County of the closed period then no records of the vacancy or scheduled maintenance visits of the individual units shall be required.

4. The applicant shall be responsible for meeting all requirements of the Condominium Ownership Act (State Chapter 703) and the County Subdivision Control Ordinance. The transfer of ownership of any units may only include, therewith, a fractional interest in the site on which the unit is located and such transfer shall not result in the subdivision of minor subdivision as defined under the Walworth County Subdivision Control Ordinance.
5. This Planned Residential Development (PRD) is approved as a ____ unit condominium subject to a condominium declaration. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design of the condominium and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the condominium declaration.
6. Use of the common area, private areas and limited common areas shall be restricted to those identified in the plan of operations and the approved condominium declaration.
7. The Condominium declaration must be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the condominium declaration which in the opinion of the County affect County approvals, ordinances or requirements must obtain County conditional use review and approval.
8. The applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
9. There shall be no alterations of the shoreland setbacks or wetlands without obtaining County required approvals.
10. The interior campground roads and parking shall meet with the requirements of the zoning code. All road maintenance shall be conducted as agreed to and specified in the plan of operations.
11. The declaration for the condominium association must assure that sewerage waste load will not increase over time without providing necessary sewerage capacity.
12. No additional structures shall be added to the plan without obtaining County conditional use approval. Conditional use amendments can be made to the conditional use for structures to be placed on individual camp unit by the unit owner but must be submitted to the condominium association for inclusion in the master conditional use plan for the campground upon approval. This permit does not include conditional use approval for any structure (patios, decks, additions, sheds, retain walls etc.) or use that is not specifically identified on the master plans for the entire campground as approved and/or amended.
13. The applicant must obtain all required zoning permit and sanitary approvals prior to any construction on site. All applications for zoning permits shall be signed by the association president prior to submittal to the County Land Use and Resource Management Office for review. The unit owner shall attach a photocopy of the updated master plan showing any new structure as approved by an amendment of the individual conditional use to the required

zoning permit application. The Zoning Office prior to issuance of a zoning permit shall further review all structure locations. All structures will be required to meet the requirements of the zoning ordinance.

14. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction. All stormwater amenities and areas shall be identified as common areas to be maintained by the Condominium Association. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site.
15. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. All lighting shall be shielded and directed on site.
16. The property owner shall be held solely responsible for addressing all restrictive covenants beyond those enforceable by County regulations (including those within the condominium declaration). The Condominium declaration must be submitted to the County Land Management Department for review for consistency with County ordinances and requirements and the conditional use approval. Any wording of the condominium declaration, which in the opinion of the County Land Management Department is inconsistent with County approvals including the plan, amended narrative, ordinances or requirements will require County conditional use review and approval.
17. The preliminary plat and final plat shall identify the building envelope on each individual unit within the development prior to approval. A Typical envelope diagram shall not be acceptable.
18. The applicant must phase construction substantially in compliance with the approved plan, use restrictions and condominium declaration. Any changes to phasing, ownership or specified use within each phase must be added to the condominium declaration by addendum and reviewed by the Land Management Department for approval.
19. All camping shall occur in the units as identified on the plan.
20. The project must meet with all State, Federal and local approvals.
21. Hours of operation shall be as stated in the plan of operations. The Condominium Association shall implement quiet hours after 12:00 a.m. until 6:00 a.m. every day.
22. Sufficient adult supervision must be present at all times when the camp is used by children.
23. The total capacity of the camp shall be as identified in the plan of operations.
24. All perimeter fencing shall be maintained as identified on the project plan.

25. The Condominium Association must obtain adequate liability insurance and keep the insurance current during the life of this conditional use.
26. Parking must meet with requirements of the county zoning ordinance. All parking across from residential zoning must be setback 25 feet from the roadway. All parking must be in compliance with County requirements within 60 days of this approval.
27. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
28. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
29. The County reserves the right to rescind this conditional use upon any violation of County regulations.

Specific:

30. The Condominium Association shall provide an updated master plan for the entire campground within 6 months of this approval. The updated master plan shall be drawn to scale and show all structure located within the condominium campground. If the Condominium Association fails to submit an updated master plan following the 6 months from this approval, then the County shall seek dismissal of the conditional use for the condominium campground. The County shall provide the base map to be updated by the Condominium Association to ensure a usable scale for future referencing of updates and amendments.
31. The County will review the updated master plan and require all structures that have not received zoning permit approval to obtain an after the fact zoning permit if they comply with the required zoning regulations. If structures are identified on the updated master plan that do not meet the required zoning regulation or have not obtain a zoning permit, the County will send notice to the unit owner indicating that the structures will be required to be removed or brought into compliance with the zoning regulations within 6 months of the County review of the updated master plan. Failure to bring the individual unit conditional use into conformance with the updated master plan shall result in a County request for rescinding of the individual unit conditional use. If the individual conditional use is rescinded the unit owner will be required to remove all structures from the individual unit and vacate the condominium campground.
32. The County will not approve an amendment to an individual unit conditional use if the Condominium Association has not updated the master plan as required.

33. The Condominium Association shall submit a list of all condominium Association board members names and contact information to the County and Town and keep the list current after any election or replacement of board members.
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CONTRACTOR STORAGE YARDS

General:

1. Approved per plans submitted with all additional conditions.
2. All storage areas, materials and equipment shall be located as defined on the plan of operations.
3. The site shall meet all applicable Federal, State, County and local regulations.
4. The applicant must obtain all required zoning permit approvals including a sign permit.
5. No filling shall be allowed in any wetland areas.
6. No filling shall occur on site without proper permit approvals.
7. Access approval must be obtained from the County Highway Department.
8. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances.
9. Hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday – Friday and 6:00 a.m. to noon on Saturday with hours for return of equipment from off site until 9:00 p.m.
10. No burning shall be allowed on site without a State burning facility license and any required local approvals.
11. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
12. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

13. The owner/applicant must obtain County Land Conservation Office approval of a spill prevention plan (SPP) and a stormwater pollution prevention plan for this site if require by ordinance.
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CUTTING (TREE)

General:

1. Approved as per plan submitted with all additional conditions.
2. No outside storage areas shall be allowed.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Must meet all applicable Federal, State, County and local regulations.
5. The applicant must obtain all required zoning permit approvals.
6. No fill, debris, branches or leaves may be brought back and disposed of on site.
7. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a restoration plan from the County Conservation Office.
8. All parking and access to the site shall meet County requirements.
9. The project site must be kept neat and clean.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

12. The special cutting permit shall expire upon completion of the restoration plan.
13. A more detailed site plan showing phasing of treatment areas shall be provided including a treatment schedule, treatment methods, disposal areas for the cuttings, replacement species density and diversity and methods of planting.

14. The cutting plan must comply with the following conservation standards:
15. Restoration and Management of Declining Habitats (Practice Code 643)
16. Shoreland Habitat (Practice Code 643 A (Interim))
17. Prescribed Burning (Practice Code 338)
18. Firebreak (Practice Code 394)
19. Brush Management (Practice Code 314)
20. Prescribed burning shall be conducted by trained and certified persons.
21. The applicant shall submit a Treatment Report annually that includes the following:
 - a. Map of the treatment areas
 - b. Type of treatment methods
 - c. Date of treatment
 - d. Targeted species
 - e. Evaluation of the success of treatment (i.e. re-growth of targeted species, or re-introduction of targeted species).
22. The special cutting plan and restoration plan shall require annual review and approval by the Conservation Office.
23. Access to the project area will be limited to only that necessary to access the treatment area and will not result in the construction or establishment of any new driveways or roadways to conduct the approved treatment activities.
24. Cut and trimmed brush cannot be placed or disposed of within 75 feet of the ordinary high-water mark of any water body or within any wetland.
25. All herbicides used on the treatment area will be transported, stored, used and disposed of according to the label instruction.
26. Clear cutting the vegetation to establish view or access corridors is not permitted.
27. The Walworth County Land Conservation Division staff shall be permitted to enter the treatment area for the purpose of inspection for compliance with the cutting and restoration plan.
28. Modification of the cutting and restoration plan shall be approved by the Walworth County Land Conservation Division.
29. The Walworth County Land Conservation Division shall have the right to require additional prevention and sediment control best management practices to protect adjacent properties, wetland and waters, during treatment activities.

DAYCARE FACILITIES

General:

1. Use of the daycare facility shall be limited to a maximum of ____ children consistent with the State license and according to the operations plan submitted.
2. Approved per plans submitted with all additional conditions.
3. Outdoor lighting shall be shielded and directed on site.
4. The applicant/owner shall obtain and maintain adequate liability insurance for the daycare center.
5. The owner/applicant must obtain access approval from the Town/County or State Highway Department.
6. The outside play area must be fenced as identified on the approved plan.
7. All parking shall meet with the requirements of the County Shoreland Zoning Ordinance
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

EMPLOYER BASED HOUSING

General:

1. Approved as employer-based housing as per plan submitted with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of

topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing the homeowner association created for this development. The plat prepared for this subdivision must show the location and label each stormwater best management practice planned to serve the development.

3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner/applicant must meet all Town, County, and/or State highway access requirements.
5. At least 70% open space shall be designated on the approved plan. No structures shall be placed in the designated open space without additional Committee approval.
6. The owner/applicant shall be responsible for meeting all Federal, State, County, and Local Ordinances.
7. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
8. The proper preservation, care, and maintenance by the original and all subsequent owners of the design of the development and all common structures, facilities, essential services, access, and open spaces including use of the open space shall be assured by deed restriction referencing the plat and association rules. All property within the development must remain as part of the development and may not be removed without County approval.
9. The County reserves the right to rescind this conditional use upon any violation of County regulations.
10. The property owner shall be responsible for removal of all garbage and refuse from the site on the regular scheduled garbage pick-up days.
11. All lighting must be shielded and directed on to the property.
12. All parking shall be as identified on the approved plan of operations. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
13. Housing shall be located on the same site as the place of employment. The employment site shall be identified on the site plans submitted.

14. Resident employees shall be employed for an established, temporary period not exceeding 12 months.
15. One employer-based housing unit on the employment site may be occupied by an employer based housing manager and his or her family.
16. Resident employees shall be employed exclusively by the on-site employer and any work being performed off-site shall be only incidental to the resident employee's primary employment responsibilities.
17. No minors shall be allowed to reside in the employer based housing except as a member of the employer based housing manager's family.
18. All resident employees in an individual dwelling unit must be of the same gender unless all residents of the dwelling unit consent to mixed-gender occupancy.
19. No short-term rentals of the housing shall be allowed on site.
20. The total capacity of the housing shall be limited to that specified in the approved plan of operations.
21. The applicant must obtain adequate liability insurance and keep the insurance current during the life of this conditional use.
22. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
23. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

24. The total number of parking stalls required shall be based on the total number of beds provided at a rate of 1 stall for each 4 beds.

EVENT BARN

General:

1. Approved as per plan submitted for event use of an existing barn and ancillary outdoor use within the designated B-4 Highway Business District for public assembly events, outdoor food

and beverage, a residence outside of the principal business structure and two on premise ground signs as specified with all additional conditions.

2. The property owner shall keep of log of all events held in the barn including the name of the family or group, purposes of the gathering, dates, times and total capacity proposed. The property owners shall make the log available to the Town and or County upon request.
3. The site must meet all applicable Federal, State, County and local regulations.
4. Rental of the barn and grounds shall be by appointment only.
5. The structural design of the barn must meet the electrical, plumbing and ADA requirements of the commercial building code. The site shall not be served by portable toilets.
6. The capacity of the event barn shall be no greater than that allowed by the State Commercial Building Code/Fire Code including caterers, band employees, and staff.
7. The property owner shall provide a copy of the commercial building permit and fire code permit approval from the appropriate building inspector/fire inspector for the County file prior to use of the barn for approved events.
8. All food and beverages shall be brought on site by the family renting the barn for the specific family event or by a caterer hired by the family renting the barn.
9. No permanent liquor license shall be applied for or issued for the premises under this approval. The event barn shall not become a bar/tavern.
10. There shall be no outside music, outside musical performances and or outside announcement speakers on the property.
11. Alcoholic beverages sold on site must be purchased from and dispensed by a licensed provider. All alcoholic beverages sold on site must be served by a certified bartender in compliance with all laws and regulations established by appropriate governmental units including no service to underage or intoxicated guests.
12. There shall be a detailed approved site plan identifying outdoor areas used for the public assembly event barn including but not limited to outside cooking, bonfires, party tents, and parking area.
13. Outdoor bonfires shall be in an acceptable location within a fire ring as specified on the site plan.
14. There shall be no fireworks or firework displays launched from the property.
15. Hours of operation shall be 9:00 a.m. to 12:00 a.m. (midnight).
16. Garbage shall be removed from the property by the day after all events.

17. Parking shall be made available on site during the use of the event venue. There shall be no parking on the public or private streets. Exclusive (non-burdened) access to the parking area must be provided. All parking shall meet the size, setback and separation distances of the County Zoning Ordinance. All parking must be graded and surfaced so as to be dust free. All parking must occur in the areas identified on the approved plan. All parking shall be marked on site by bumpers at a minimum.
18. Adult supervision must be present at all times when facilities are in use.
19. The property owner shall be responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
20. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site. Signage is limited to two on premise ground signs meeting the sizes presented in the application narrative and shall be located at least five feet from the road right-of-way, at least ten feet from a side property line and be located at least 50 feet from any intersection.
21. All lighting must be shielded and directed on to the property and extinguished at the close of each day's event.
22. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
23. Any changes in the proposed use of the property shall require additional Town and County approvals.
24. There shall be no more than four pets allowed on site at any time without approval for a kennel from the Town and County.
25. The conditional use only applies to the use of the barn and outside area. There shall be no event use of the house.
26. There shall be no adult entertainment activities allowed on site.
27. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
28. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

29. The owner of the property shall release, indemnify and hold harmless Walworth County and its agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property as a result of exercising this approval.

FARM FAMILY BUSINESS COMMERCIAL STABLE WITH HORSE SHOWS

General:

1. Approved as per plan submitted as a farm family business for commercial horse stable with limited horse shows with all additional conditions.
2. Retail sales shall be allowed on site to customers of the horse operation only. The tack shop will not promote off-street traffic sales.
3. Any changes in the proposed use of the property will require additional County approvals.
4. Business hours shall be from 6:00 a.m. till 8:00 p.m. with extended hours from 6:00 a.m. to 10:00 p.m. during daylight savings time. On site horse care shall be allowed on a 24-hour basis during emergencies.
5. The site must meet all applicable Federal, State, County and local regulations.
6. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The applicant must comply with all recommendations of the approved nutrient management plan.
7. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site.
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

10. The farm family business commercial stable shall board a maximum of X horses on site including the owner's horses.

11. The capacity of the horse shows/clinics/competitions shall be no more than 50 people and 25 horses on site including the owner's horses. Parking must be made available on site during the horse show/clinic/competition events.
 12. Horse shows/clinics/competitions shall be limited to 12 per year. The property owner shall keep a log documenting the number of shows held each year. The log shall be made available to the County upon request.
 13. Sanitation facilities shall be provided on site during the special events meeting the requirements of the County Sanitation Ordinance.
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FARM FAMILY BUSINESS WEDDING BARN

General:

1. Approved as per plan submitted for use of an existing barn and ancillary outdoor use for seasonal rental for family events (weddings, baby showers, anniversaries, family reunions, and similar family related events) as a Farm Family Business with all additional conditions.
2. The Farm Family business in the A-1 and A-2 zoning district is limited to a use that is conducted by the owner or operator of a farm that requires no buildings, structures or improvements other than those existing on the farm, is limited to two non-farm family employees and does not impair or limit the current or future agricultural use of the farm or of other protected farmland. Caterers and band members shall not be considered employees of the farm family business if hired by the family renting the barn.
3. Farm Family Business wedding barn events shall be limited to 12 per year. The property owner shall keep of log of all family events held in the barn including the name of the family, purposes of the gathering, dates, times and total capacity proposed. The property owners shall make the log available to the Town and or County upon request. This conditional use approval is subject to annual review.
4. The site must meet all applicable Federal, State, County and local regulations.
5. Rental of the family event barn shall be by appointment only.
6. The barn must have been in existence on site as an agricultural structure five years prior to the request to use the barn for family events.
7. The structural design of the barn shall remain as a barn or (as it existed as a barn) with the exception of electrical, plumbing and ADA requirements necessary to meet the commercial building code. There shall be no furnaces, air conditioning or kitchens etc. installed in the barn.
8. The capacity of the wedding barn shall be no greater than that allowed by the State Commercial Building Code/Fire Code including caterers, band employees, and staff.

9. The property owner shall provide a copy of the commercial building permit and fire code permit approval from the appropriate building inspector/fire inspector for the County file prior to use of the barn for approved events. Bathrooms: No more than 2 bathroom stalls in a building. Portable toilets shall be provided for additional service and a pumping contract shall be provided to the county to assure maintenance and removal at the end of the season.
10. All food and beverages shall be brought on site by the family renting the barn for the specific family event or by a caterer hired by the family renting the barn.
11. No permanent liquor license shall be applied for or issued for the premises under this approval as a farm family business. The wedding barn shall not become a bar/tavern.
12. Alcoholic beverages sold on site must be purchased from and dispensed by a licensed provider. All alcoholic beverages sold on site must be served by a certified bartender in compliance with all laws and regulations established by appropriate governmental units including no service to underage or intoxicated guests.
13. No retail sales other than beverages during an event shall be allowed on site.
14. There shall be a detailed approved site plan identifying outdoor areas used for a farm family business wedding barn use such as but not limited to outside cooking, bonfires, camping, outdoor music, party tents, the parking area and portable toilets if provided.
15. Outdoor bonfires shall be in an acceptable location within a fire ring as specified on the site plan.
16. There shall be no fireworks or firework displays launched from the Farm Family Business wedding barn during events.
17. Event hours shall be from Friday and Saturday from 9:00 a.m. to 12:00 a.m. (midnight) and Sundays 9:00 a.m. to 6:00 p.m. during the months of May, June, July, August, September and October.
18. Garbage shall be removed from the property on the Monday after the event, at the latest.
19. Parking shall be made available on site during the use of the wedding barn for family events. There shall be no parking on the public or private streets. Exclusive (non-burdened) access to the parking area must be provided. All parking shall meet the size, setback and separation distances of the County Zoning Ordinance. All parking must be graded and surfaced so as to be dust free. All parking must occur in the areas identified on the approved plan.
20. Adult supervision must be present at all times when facilities are in use.
21. The property owner shall be responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.

22. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site. Signage is limited to one sign per parcel and does not exceed nine square feet in area, is located at least five feet from the road right-of-way, at least ten feet from a side property line and shall not exceed six feet in height and shall be located at least 50 feet from any intersection.
23. All lighting must be shielded and directed on to the property and extinguished at the close of each day's event.
24. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
25. Any changes in the proposed use of the property shall require additional Town and County approvals including potential need for a rezone review and new decision to a zone district that allows public assembly prior to continued operations. A rezone and conditional use approval will be required for any proposal to expand the facilities beyond the use of existing barn and designated outside area.
26. This conditional use or a farm family business wedding barn shall be subject to an annual staff zoning review for compliance subject to an annual \$100 zoning request review fee.
27. There shall be no more than four pets allowed on site at any time without approval for a kennel from the Town and County.
28. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
29. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
30. The owner of the property shall release, indemnify and hold harmless Walworth County and its agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property as a result of exercising this approval.

FARM FAMILY BUSINESS

General:

1. Approved as per plan submitted with all additional conditions.
2. Any changes in the proposed use of the property will require additional County approvals.

3. The site must meet all applicable Federal, State, County and local regulations.
4. The applicant shall obtain a Walworth County sign permit prior to placement of any sign on site.
5. A rezone and conditional use approval will be required for any proposal to expand the business beyond the use of existing buildings on site.
6. The business is limited to two non-farm family employees.
7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

9. Business hours
10. All other conditions dependent on the type of business proposed.

FIREARMS / GUNSMITHING

General:

1. Approved per plans submitted with all additional conditions.
2. All signage must be identified on the plan of operations and the applicant must obtain the required sign permit from the County Zoning Office.
3. The project shall meet with all applicable Federal, State, County and local regulations.
4. Garbage removal from the site shall meet with local requirements and containment shall be as identified in the plan of operations.
5. All chemicals shall be disposed of according to State standards.
6. Access to the site is approved as per plan submitted.
7. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Parking must meet with requirements of the county zoning ordinance. All parking must be

setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.

8. Hours of operation shall be from 6:00 a.m. to 11:00 p.m. for normal daily use except hours for use by a law enforcement officer defined in s. 165.85 (2)(C), a member of the U.S. armed forces or a private security person as defined in s.440.26 (1m) (h) who meets the requirements under 167 (4) (a) 4 shall be 24 hours per day.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

11. All explosive materials and ammunition must be stored in a secure locked compartment when stored on site and not in use.
12. The firearms range shall be supervised by a qualified Range Safety Officer (or a law enforcement officer defined in s. 165.85 (2)(C), a member of the U.S. armed forces or a private security person as defined in s.440.26 (1m) (h) who meets the requirements under 167 (4) (a) 4) when the range is in use by children under the age on 18.
13. Impact Berm. The impact berm for ranges with a 25-yard capacity limit shall be at least 12 feet high, and for those with a 50-yard capacity limit, at least 20 feet high. These impact berms should be free from rocks, stones or objects that may tend to increase the possibility of ricochets.
14. Side Berms. Both sides of the range shall contain side berms for safety purposes. They should be at least 8 feet high and extend from the impact berm to the maximum shooting distance. Their primary purpose should serve to stop any misdirected rounds that may tend to travel slightly to one side or the other either by accident or ricochet. These berms shall not be used as impact berms.
15. Materials used in the construction of target brackets or holders shall be designed so as not to create any ricochet hazard.
16. Target line should be placed no more than 20 feet in front of the impact berm.

17. Firing lines should be clearly marked on the ground surface across the entire width of each firing range.
18. Sound System. There should be an audible sound system to amplify voice commands. The sound system should enable the Range Safety Officer to project loud and clear voice commands to all shooters during actual shooting exercises.
19. An adequate communications system should be available at the range site. This system should be conveniently located to the Range Safety Officer in order to minimize the loss of time between the emergency and the call for assistance.
20. Flag Pole. A flag pole, for displaying a red flag or banner whenever the range is in use, should be installed close to or attached directly to the range safety officer's station. The top of this pole should be at least 20 feet higher than ground level. The flag or banner should be large enough to be conspicuously viewed from any location in the range area.
21. Toilet facilities. Toilet facilities should be made available. Portable toilets are acceptable. All sanitation facilities must meet with State requirement including a sanitary permit if required by ordinance.
22. Rest Area. A rest or break area should be available in a location that is safe from any firing line.
23. Storage Shed/Field Office. The range should contain some form of storage shed or field office. This structure should be relatively secure for the storage of target materials.
24. Emergency Vehicles' Access. Suitable access to the range site should be provided for emergency vehicles. Emergency personnel should be familiar with the access road(s) and location of the range site.

FLOODPLAIN / WETLAND (POND)

General:

1. Approved as per plan submitted with all additional conditions.
2. Time limit for completion of the project shall be established, as the same period needed for the reconstruction project.
3. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from Land Conservation. The applicant must comply with all established standards of the Land Restoration and Land Disturbance, Erosion Control and Stormwater Management permits.
4. The applicant must follow phases of excavation and restoration as part of the approval under the County's Land Disturbance Erosion Control and Stormwater Management Ordinance. The applicant must submit a project-sequencing schedule for each phase leading to completion prior to approval.

5. Implementation of dust and noise control measures shall occur at all times on site.
6. Hours and days of operation shall be set at 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to noon on Saturday. No work shall be conducted on holidays.
7. Road access and maintenance agreements shall be filed with the State, Township and/or County prior to hauling materials to and from the site on the respective municipal roads.
8. Any additional Office/trailer or structures shall obtain approved County zoning and sanitary permits.
9. The project shall meet all applicable Federal, State and local regulations.
10. All soil and equipment storage must be in an approved location.
11. No materials shall be brought in from off site other than those materials specified in the approved operations plan.
12. All soil generated from the site must remain on site for use in restoration. All topsoil will be graded evenly on the disturbed area consistent with the approved restoration plan.
13. All site dewatering shall be conducted so as to prevent sedimentation outside of the project area.
14. No storage of chemicals and petroleum products shall occur on site.
15. The County shall not be party to the soil disposal project. The applicant shall be held solely responsible for any damages resulting from use of the disposal site. The County will not be liable for any damage to the property affected by the fill or to any neighboring property or drain tiles due to the project.
16. The applicant must provide the County with documentation of notice to all neighboring property owners regarding the intent to fill on site. The notice must specifically request any known information details regarding drain tiles and stormwater management concerns.
17. The applicant must stipulate that adequate liability insurance will be held at all times during excavation and restoration to cover any damages resulting from the project. The applicant has agreed to provide a copy of the liability insurance coverage document for the file.
18. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
19. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any

extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

20. This site shall only be used in conjunction with disposal of soils for the wetland restoration project specific to the plan of operations submitted by the owner and identified on the application.

GAS STATION CONVENIENCE STORE

General:

1. Approved as per plan submitted with all additional conditions.
2. No outside storage of goods or materials will be allowed on site as part of business operations.
3. Parking and gas pump protection measures shall conform to all state, local and federal regulations.
4. Outside Lighting to be shielded and directed on site and located as per plan submitted.
5. Adequate noise and dust control measures to be taken during construction and continued measures shall be taken to keep the parking area clean and dust free.
6. Hours of operation will allow for 24-hour service.
7. The owner/applicant must submit a landscaping plan within 30 days for approval by the Land Management Department.
8. Must meet all applicable Federal, State, County and local regulations.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

11. The owner/applicant shall be responsible for meeting all State Highway regulations for access to the site and the location of fuel tanks and canopy structures within the proposed future State highway right-of-way.
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GOLF COURSE / DRIVING RANGES

General:

1. Approved per plans submitted with all additional conditions.
 2. The owner/applicant shall establish a fertilization and lawn chemical application plan that protects the water quality of the lake/stream. The plan must include annual soil testing to determine fertilizer needs.
 3. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking across from residential zoning must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
 4. All lighting shall be shielded and directed on site.
 5. The project must meet with all applicable Federal, State, County and local regulations.
 6. The owner/applicant shall be responsible for obtaining all required County zoning and sanitary permit approvals.
 7. The owner/applicant shall obtain a Land Disturbance, Erosion control and Stormwater permit from Land Conservation if required by Ordinance.
 8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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HOBBY FARM

General:

1. Approved as per plan submitted with all additional conditions as a hobby farm.
2. The site must meet all applicable Federal, State, County and local regulations.
3. The applicant must obtain the required zoning permit prior to construction.
4. Any changes in the proposed use of the property will require additional County approvals.
5. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The applicant must comply with all recommendations of the approved nutrient management plan.
6. The applicant must install and maintain safety fencing around the manure storage facility if required by the manure storage ordinance.
7. The applicant must provide adequate manure storage. The applicant shall keep a record of the date that spreading begins and the date on which the storage facility has been emptied.
8. All outside lighting must be shielded and directed on site.
9. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
10. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

11. The number of animals in the animal housing structure shall be limited to no more than 20 chickens, 6 goats, and 2 sheep as per plan submitted, based upon 1 usable acre. The total number of animals allowed on the site shall be detailed in a deed restriction referencing the parcel and shall be recorded. A copy of the deed restriction must be submitted to the Land Use and Resource Management Department.
12. Upon approval from the County Zoning Agency, the side yard setback for the animal housing structure shall be modified from the standard 100 ft. minimum to 35 ft. minimum as per plan submitted.

HOME OCCUPATIONS

General:

1. Approved per plans submitted as a home occupation for a mail order bakery business with all added conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking must be in compliance with County requirements within 60 days of this approval.
4. Hours of operation (IE mailing and deliveries) shall be from 7:00 a.m. to 6:00 p.m. Monday through Saturday. Baking may occur on site 24 hours per day seven day a week.
5. All Signage must be identified on the plan of operations and the applicant must obtain the required sign permit from the County Zoning Office.
6. Access to the site must be as identified on the plan.
7. All lighting shall be shielded and directed onto the property.
8. No outside storage of goods or materials shall be allowed on site.
9. No sales of goods shall occur on site.
10. Use of the site shall be limited to 25% of one floor of the residence.
11. Employees of the home occupation shall be limited to the residence of the home.
12. No alteration of the exterior design of the home may occur.
13. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

15. The property owner must amend the site plan to show two parking stalls minimum 180 sq. ft. in area in the driveway for any deliveries to the site and the location of outdoor lighting within 10 days of this approval.
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INDUSTRIAL CHEMICALS

General:

1. Approved as per plan submitted with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. Outside lighting shall be shielded and directed on site.
4. The applicant must obtain all required zoning permit approvals including a sign permit.
5. No fill, debris, branches or leaves may be disposed of on site. No burning of waste materials shall occur on site.
6. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
7. The applicant must submit a road access and maintenance agreements with the County prior to hauling materials off site.
8. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking for trucks arriving prior to operation hours shall be located as identified on the approved plan of operations.
9. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.
10. Implementation of dust and noise control measures shall occur at all times on site.
11. The County will not be liable for any damage to neighboring wells due to the operation of the project.
12. Any additional Office/trailer or structures shall obtain approved zoning and sanitary permits.
13. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with No operation on Sundays or Holidays.
14. No general public sales allowed on premises.

15. No business activities other than specified in the plan of operations may be conducted from out of the facilities.
16. Outside storage shall be limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
17. No storage of chemicals, petroleum products and flammable materials shall occur on site unless stored in a containment facility meeting State requirements.
18. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
19. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
20. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

21. The painting and finishing area of the industrial building must have proper ventilation meeting the requirements of the State and Federal codes. Exhaust system shall meet all requirements of the code including hours of operation and noise.
22. No outside storage of chemicals shall occur on site.
23. No outside storage including drying of rags, products or materials shall be allowed on site.
24. All waste materials shall be stored in a non-flammable, enclosed container and be gated in a non-combustible fence.
25. The owner shall obtain approval of a pollution prevention plan from the County Land Conservation Office and a hazardous spill plan from the State if required by law.
26. No occupancy shall be allowed for the business activity approved by this conditional use until all conditions of approval are met.
27. No dumping of chemical waste shall be conducted outside of the building. All discharge of chemical waste to the sewer system shall be pre-approved by the sanitary sewer district.

KENNEL

General:

1. Approved per plans submitted with all additional conditions.
2. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
3. The structure in which dogs are boarded and the dog run fenced areas must be located 1,000 feet from the nearest neighboring residence and the kennel must comply with all zoning requirements.
4. The kennel must meet all applicable Federal, State, County and local regulations.
5. The kennel is approved to board a maximum of ____ dogs overnight indoors. No dogs will be boarded outside.
6. Hours of operation shall be from 7:00 a.m. to 7:00 p.m. for drop off and pick up of dogs.
7. All outdoor lighting shall be shielded and directed on site.
8. The site must be kept neat, clean and mowed.
9. All animal waste must be disposed of on a daily basis in a sanitary fashion as to prevent occurrence of nuisance.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

LAND RESTORATION

General:

1. Approved as per plan submitted with all additional conditions.
2. Time limit for completion of the project shall be established, as the same period needed for the Highway reconstruction project.
3. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from Land Conservation. The applicant must comply with all established standards of the Land Restoration and Land Disturbance, Erosion Control and Stormwater Management permits.
4. The applicant must follow phases of excavation and restoration as part of the approval under the County's Land Disturbance Erosion Control and Stormwater Management Ordinance. The applicant must submit a project-sequencing schedule for each phase leading to completion prior to approval.
5. Implementation of dust and noise control measures shall occur at all times on site.
6. Hours and days of operation shall be set at 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to noon on Saturday. No work shall be conducted on holidays.
7. Road access and maintenance agreements shall be filed with the State, Township and/or County prior to hauling materials to the site on the respective municipal roads.
8. Any additional Office/trailer or structures shall obtain approved County zoning and sanitary permits.
9. The project shall meet all applicable Federal, State and local regulations.
10. All soil and equipment storage must be in an approved location.
11. No materials shall be brought in from off-site other than those materials specified in the approved operations plan.
12. All soil generated from the site must remain on site for use in restoration. All topsoil will be graded evenly on the disturbed area consistent with the approved restoration plan.
13. All site dewatering shall be conducted so as to prevent sedimentation outside of the project area. The site may not be dewatered until all sediment has settled in the open water area of the disposal site.
14. No storage of chemicals and petroleum products shall occur on site.
15. The applicant shall submit an acceptable form of bonding – The bond shall remain in place for the life of the disposal area use plus one full year after final restoration to allow for final stability review. A copy of the bond and any renewals shall be submitted to the County Land Conservation Office.

16. The County shall not be party to the soil disposal project. The applicant shall be held solely responsible for any damages resulting from use of the disposal site. The County will not be liable for any damage to the property affected by the fill or to any neighboring property or drain tiles due to the project.
17. The applicant must provide the County with documentation of notice to all neighboring property owners regarding the intent to fill on site. The notice must specifically request any known information details regarding drain tiles and stormwater management concerns.
18. The applicant must stipulate that adequate liability insurance will be held at all times during excavation and restoration to cover any damages resulting from the project. The applicant has agreed to provide a copy of the liability insurance coverage document for the file.
19. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

Specific:

20. This site shall only be used in conjunction with disposal of soils for the portion of the Hwy specific to the plan of operations submitted by the applicant and identified on the application.
21. The property owner shall provide a notarized signed and dated statement indicating that they have agreed to the disposal of soils on the property and assume all liability and risks associated with damages resulting to the field's productivity, drainage, and effects on neighboring properties.

LANDFILL

General:

1. Approved per plans submitted with all additional conditions.
2. Use of the site shall be limited as described by the plan of operations. Changes in the type of materials transported may result in a need for additional approval.
3. Must meet all applicable Federal, State, County and local regulations.
4. The applicant must obtain approval of a landscaping and vegetative screening plan from the Land Conservation Office prior to construction.
5. No outside storage of materials or cargo outside of the designated landfill area shall be allowed.
6. The Town, County and/or State Highway Department must approve access to the site.

7. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater Permit from the County Land Conservation Office.
8. Hours of operation shall from sunrise to sunset Monday through Saturday.
9. All vehicles shall be parked in the marked spaces as identified on the approved plan of operations. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
10. There shall be a minimum separation of 100' from the waste filling area and adjoining properties.
11. Stockpiles of cover materials to exceed four (4) months shall be seeded down to prevent excessive dust and erosion problems.
12. Access roads to landfill area shall be oiled or asphalt covered at a regular interval so as to reduce to a minimum dust emanating from the use of such roads. (Completed on a scheduled basis)
13. The entrance to the site shall be fenced to prevent entry during closed hours.
14. A portable fence is to be used during land filling operations. Said fence to be downwind from cell under construction. This portable fence is to be a minimum of 10' high and is to be built in segments, the total of which shall be a minimum of 75 feet in length. Papers and debris blown outside the portable screens shall be picked up daily.
15. The site shall have continuous groundwater monitoring conducted in accordance with all State requirements.
16. All Water and waste disposal for employees shall be review and approved by the County sanitation department.
17. All Unloading of refuse shall be supervised by the owner/operator at all times.
18. County personnel shall be authorized to make unannounced visits to assure compliance during reasonable hours.
19. The property affected by the site shall have a deed restriction stating property has been used as a landfill.
20. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

LODGE/TRANSIENT RENTAL

General:

1. The conditional use is approved for a lodge as per the plan submitted with all additional conditions.
2. The project must meet with all State, Federal and local approvals.
3. The applicant must obtain the required County Zoning permits for construction of structures on site.
4. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from the Land Conservation Department if required by Ordinance.
5. The project site must meet with all County sanitary requirements prior to being used as a lodge.
6. The property owner shall be responsible for removal of all garbage and refuse from the site on the regular scheduled garbage pick-up days.
7. All lighting must be shielded and directed on to the property.
8. All parking shall be as identified on the approved plan of operations. The parking must meet with all County ordinance parking standards. The property owner shall be responsible for monitoring parking during times when the property is used as a lodge.
9. This conditional use for a lodge shall be subject to an annual staff zoning review for compliance subject to an annual \$100 zoning request review fee.
10. Any changes to the character, intensity or use of this site not capable of being discerned by the Land Management Department as consistent with this approval must be brought before the County Zoning Agency for additional conditional use review.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
12. Use of the grounds shall be limited to normal recreation use as a Lodge as stated in the plan of operations. All stays at the Lodge other than in the home when used as a residence shall be transient.
13. The applicant must obtain adequate liability insurance and keep the insurance current during the life of this conditional use.

14. The total capacity of the Lodge shall be limited to that specified in the approved plan of operations.
15. The property owner shall be held solely responsible for addressing all restrictive covenants beyond those enforceable by County regulations.
16. All perimeter fencing shall be maintained as identified on the project plan.
17. The property owner shall submit a list of all contact information for parties responsible for management of the use of the Lodge to the County and Town and keep the list current after any transfer of property ownership or management change.
18. The property owner shall keep a log of the registered occupant's names and number of guests and the days on which the guests are staying at the lodge and make the log available to the Town and County upon request.
19. This approval is for use of the existing residence as a lodge. There shall be no conversion of the single-family residential unit into a multi-family structure allowed under this approval.
20. All outside burning shall be required to obtain local burn permit approval if required prior to being conducted on site.
21. This conditional use is subject to approval of the on-site rule of operation by the Zoning Office consistent with the zoning code and this conditional use approval.
22. A copy of the on-site rules of operation shall be provided for the conditional use file.
23. A copy of the on-site rules of operation shall be provided to each registered occupant of the lodge. (Add to the on-site rules of operation)
24. No camping shall be allowed outside of the Lodge/residence identified on the approved plan. (Add to the on-site rules of operation)
25. Check-in for the Lodge shall be from 7:00 a.m. to 9:00 p.m. Checkout from the Lodge shall be from 7:00 a.m. to 11:00 a.m. (Add to the on-site rules of operation)
26. Sufficient adult supervision must be present at all times when residence is in use as a Lodge. (Add to the on-site rules of operation)
27. There shall be no special events held on the property involving visitation by day guests outside of the registered occupants of the lodge. (Add to the on-site rules of operation)
28. Use of the lake pier(s) shall be limited to the registered occupants of the lodge. (Add to the on-site rules of operation)
29. There shall be no off shore mooring of boats without proper State and local approvals. (Add to the on-site rules of operation)

30. There shall be no more than four household pets, which shall be required to be owned by the registered occupants of the lodge, allowed on the property. (Add to the on-site rules of operation)
 31. Property owner shall be responsible for the enforcement of quiet hours between the hours of 11:00 p.m. and 7:00 a.m. (Add to the on-site rules of operation)
 32. There shall be no burning allowed on site outside of an approved fire ring as specified on the approved plan of operations. (Add to the on-site rules of operation)
 33. There shall be no burning of garbage or refuse allowed on site. (Add to the on-site rules of operation)
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MANUFACTURING PLANT

General:

1. Approved as per plan submitted with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. Outside lighting shall be shielded and directed on site.
4. The applicant must obtain all required zoning permit approvals including a sign permit.
5. No fill, debris, branches or leaves may be disposed of on site. No burning of waste materials shall occur on site.
6. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
7. The applicant must submit a road access and maintenance agreements with the County prior to hauling materials off site.
8. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking for trucks arriving prior to operation hours shall be located as identified on the approved plan of operations.
9. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.
10. Implementation of dust and noise control measures shall occur at all times on site.

11. The County will not be liable for any damage to neighboring wells due to the operation of the project.
12. Any additional Office/trailer or structures shall obtain approved zoning and sanitary permits.
13. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with No operation on Sundays or Holidays.
14. No general public sales allowed on premises.
15. No business activities other than specified in the plan of operations may be conducted from out of the facilities.
16. Outside storage shall be limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
17. The applicant must provide a restoration plan for the project site. Phases of restoration must be approved under the County's Land Disturbance Erosion Control and Stormwater Management Ordinance. Restoration shall be subject to review at completion of each phase by the County Conservation Office. The applicant must submit a project-sequencing schedule for each phase leading to completion.
18. The applicant shall submit an acceptable form of restoration bonding – The bond shall remain in place for the life of the pit plus one full year after final restoration to allow for final stability review. A copy of the bond and any renewals shall be submitted to the County Land Conservation Office. Renewals of bonds shall be submitted prior to expiration on a two year limited basis.
19. No storage of chemicals and petroleum products shall occur on site unless stored in a containment facility meeting state requirements.
20. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
21. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

MARINA

General:

1. Approved as per plan submitted as a private commercial marina for the lease of ____ boat slips and vehicle parking spaces as shown on the site plan with no storage of boat supplies in the shoreland area and all additional conditions.

2. Parking must meet with requirements of the county zoning ordinance. All parking must be in compliance with County requirements within 60 days of this approval. On-site parking shall be used exclusively for the purpose of the marina as specified.
3. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. Outside lighting shall be shielded and directed on site and located as identified on the approved plan.
4. The hours of operation shall be 24 hours per day. The property owner shall be responsible for implementing quiet hours after 12:00 a.m. until 6:00 a.m. every day.
5. The property must be kept neat, clean, and mowed.
6. There shall be no alterations of the shoreland setbacks or wetlands without obtaining County required approvals, including all required DNR Chapter 30 permit approvals.
7. Must meet all applicable Federal, State, County, and local regulations.
8. The applicant must obtain all required zoning permit and sanitary approvals for any structures prior to construction on site. No additional structures shall be added to the plan without obtaining County approval and a zoning permit. This permit does not include conditional use approval for any amenity that is not specifically identified on the project plans as approved. The Zoning Office prior to issuance of a zoning permit shall further review all structure locations. All structures in the shoreland area will be required to meet the requirements of the County Shoreland Zoning Ordinance.
9. The applicant must obtain a Land Disturbance, Erosion Control, & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No soil may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the Stormwater Management Plan.
10. If applicable, the applicant must provide a tree cutting, landscaping and restoration plan meeting ordinance requirements for review and approval. Any tree cutting shall be limited to that specified on the approved plan and narrative.
11. The County reserves the right to rescind this conditional use upon any violation of County regulations.
12. Sufficient adult supervision must be present at all times when the marina is used by children.

13. The property owner shall be responsible for acquiring adequate liability insurance for the use of the property as a private marina and keep the insurance current during the life of this conditional use.
14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
15. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

16. Use of the parking lot shall be limited to the owner and leasers of the commercial boat slips. The total capacity of the marina shall be limited to the occupants of the vehicles parked in the leased vehicle parking spaces. The property owner shall be responsible for limiting the use of the parking lot to the boat slip leases. One vehicle parking space shall be leased in conjunction with one leased boat slip on a seasonal basis. Vacancies may be filled for the remainder of the season. The property owner shall keep a written log of the individuals leasing the vehicle parking spaces in conjunction with the leased boat slips and make the written log available to the Town and County upon request.
17. All parking shall be provided on-site for the marina business. No off-site parking shall be allowed without additional County Zoning Agency approval.
18. Outside storage of boat trailers or equipment shall not be allowed. Boat trailers shall not be parked and/or stored in the vehicle parking spaces.

MEAT PACKING

General:

1. Approved as per plan submitted with all additional conditions.
2. Storage limited to material and goods directly associated with business. Outside storage shall be limited and located as identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday with hours after 6:00 p.m. for off premise work and returning of equipment to the premises seven days a week.

4. Must meet all applicable Federal, State, County, and local regulations.
 5. Outside lighting shall be shielded and directed on site.
 6. The applicant must obtain all required zoning permit approvals including a sign permit.
 7. No burning or disposal of waste materials shall occur on site.
 8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
 9. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval.
 10. The project site must be kept neat, clean, and mowed.
 11. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
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MINERAL EXTRACTION

General:

1. Time limit for completion of the project shall be set at one year after the completion of the specified highway project.
2. Implementation of dust and noise control measures shall occur at all times on site.
3. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from The Land Conservation Department. The applicant must follow phases of excavation and restoration as part of the approval under the County's Land Disturbance Erosion Control and Stormwater Management Ordinance and mining reclamation standards. The applicant must submit a project-sequencing schedule as part of the restoration plan for each phase leading to completion prior to approval. The applicant will be responsible for paying all County fees associated with the reclamation plan review, approval and monitoring for compliance with this approval.
4. The operator of the nonmetallic mining sites must have a Nonmetallic Mining Reclamation Permit and Plan approved by the Walworth County Land Conservation Division, prior to undertaking any mining on the parcel. The operator of the mining site shall obtain financial assurance covering the costs to the County to complete the reclamation plan, prior to undertaking any mining on the parcel. Financial assurance covering the implementation of the Reclamation Plan must comply with the requirements specified in the Walworth County Nonmetallic Mining Reclamation Ordinance.

5. The applicant shall submit an acceptable form of bonding to cover the cost of processing any unprocessed stockpile of materials (i.e. uncrushed asphalt or concrete). The bond covering unprocessed materials shall remain in place for the life of the unprocessed materials stockpile. A copy of the bond and any renewals shall be submitted to the Land Use and Resource Management Department. Renewals of bonds shall be submitted prior to expiration on a two-year limited basis.
6. The post mining land use for this site shall be agriculture requiring A-1 zone district designation. This conditional use shall not be valid without a current post mining land use rezone application being on file with Walworth County. The property owner shall submit an application, fee and a post mining reclamation plan to Walworth County allowing for rezone of the property back to the post mining land use /zone district as specified above. The post mining land use rezone application shall be required to be kept current by the property owner during excavation and reclamation of the site. Should ownership of the site transfer prior to receiving Certification of Completion of Reclamation from the County (Sec. 26-293 (a.7)), the new property owner must re-sign the post mining land use rezone application and pay a new post mining land use rezone application fee at the current rezone rate in order to keep this conditional use valid.
7. Hours and days of operation shall be set at 6:00 a.m. to 6:00 p.m. Monday through Friday and 6:00 a.m. to noon on Saturday. No work shall be conducted on Sundays or holidays.
8. Road access and maintenance agreements shall be filed with the Township and County prior to hauling materials off site as part of the restoration plan.
9. The County will not be liable for any damage to neighboring wells due to the operation of the project.
10. Any additional Office/trailer or structures shall obtain approved zoning and sanitary permits.
11. Approval of the project shall be subject to all applicable gravel pit policies.
12. The project shall meet all applicable Federal, State and local regulations.
13. All material storage locations must be in an approved zoning district.
14. No materials shall be brought in from off-site other than those materials specified in the approved restoration plan. There shall be no excavation beyond the extent of the excavation contours identified on the approved excavation plan. No over excavation and then backfilling with off-site materials to reclaim the site to the approved excavation contours shall be allowed without specific approval and/or amendment of the conditional use and excavation plan including identification of the type, quantity and quality of off-site materials to be used as backfill.
15. All topsoil generated from the site must remain on site for use in restoration as indicated in and regulated by the restoration plan. All topsoil will be regraded evenly on the disturbed area.

16. All site dewatering shall be conducted so as to prevent sedimentation outside of the project area in accordance with the Erosion Control and Stormwater Management permit. The site may not be dewatered until all sediment has settled in the open water area of the pit.
17. The applicant shall certify that the project plans and the conditions of this approval shall be provided and discussed with the property owner prior to excavation on site and must provide a copy of the certification signed by the owner.
18. Following restoration, the landowner shall petition to rezone the property back to the committee recommended zoning district. The owner of property approved for non-metallic mining shall be required to submit an up front fee for rezoning the property back to the pre-existing zone district. Upon completion of restoration the County shall hold a public hearing for rezoning of the property back to the original zone district. The County shall not release the required performance bond or surety until the property of concern has been restored.
19. The applicant must obtain a sign permit from the County Zoning Office prior to construction of any signs on site. No off premise signs or billboards will be allowed to be located in an M-3 district even under a State Hwy permit because the M-3 use is temporary and the signs must be consistent with the required zoning upon restoration.
20. No storage of chemicals and petroleum products shall occur on site unless stored in a containment facility meeting state requirements.
21. The applicant must stipulate that adequate liability insurance will be held at all times during excavation and restoration to cover any damages resulting from the project. The applicant has agreed to provide a copy of the liability insurance coverage document for the file.
22. The applicant will be held solely responsible for maintaining support rights of neighboring property owners. Adequate setbacks from the proposed excavation to neighboring properties shall be provided to prevent damages resulting from potential cave in of the excavation walls.
23. Implementation of dust and noise control measures shall occur at all times on site in accordance with OSHA and MSHA regulations. The operator must obtain and comply with all required EPA/WDNR air quality permits.
24. The owner/operator must contact the Town within 30 days of this approval to determine if a developer's agreement shall be required by the Town. If the Town requires a developer's agreement, this conditional use shall not be valid until such time as the property owner and operator sign a development agreement with the Town.
25. The Zoning Administrator or respective designees may enter the pit operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. If the operation is not in reasonable compliance with the terms of the approved CUP, then this CUP may be subject to the revocation procedures of Section 71-71.1 et. seq., of the Walworth County Zoning Ordinance.

26. All excavation boundaries must be staked or otherwise marked and may be inspected by the County Land Use and Resource Management Department or designee before operations commence under this approval. Stakes must be made of a material that will not deteriorate under normal weather conditions.
27. The County will not be responsible for loss of agricultural productivity of the property as a result of this project.
28. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

Specific:

29. The applicant must obtain a variance from the County Board of Adjustment from the 200 foot required setbacks from the neighboring property lines.
30. State approval of the clay for cap or liner purposes must be provided for the file.
31. This project is approved on a site specific basis, the applicant will provide a stipulation stating the area affected by the M-3 rezone will be immediately rezoned back to the original zoning district if applicant does not obtain a contract to use this site for the specific Highway project.
32. Following restoration, land shall be rezoned back to the ____ zoning district by application of the owner.

MOBILE HOME FOR LABORER

General:

1. The applicant shall be required to obtain an approved Walworth County Zoning and Sanitary Permit from the County prior to location of the mobile home.
 2. Use of the mobile home shall be limited for use by a seasonal labor and the unit is to be removed from premises at the time it is no longer needed in connection with the operation.
 3. The owner/applicant must notify the Walworth County Zoning Office if the mobile home will no longer be used for housing of a seasonal worker.
 4. The owner/applicant must obtain proper access approval from the Town, County or State Highway Department prior to location of a new driveway.
 5. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
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MOBILE HOME PARK

General:

1. Approved as per plan submitted with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction.
3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner/applicant must meet all Township, County or State Highway Department access requirements.
5. The project must meet all Federal, State, County and local Ordinances.
6. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
7. No alteration of the shoreland/wetland area shall be allowed without County required approval.
8. The roads shall meet with County Road standards as provided for in the County Land Division Ordinance.
9. This Planned Mobile Home Park is approved as a ___ unit mobile home park subject to mobile home park association rules. The governing rules for the mobile home park association shall be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any change to the mobile home park rules that may affect County approval of the Planned Mobile Home Park must obtain additional County conditional use review and approval.
10. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the Planned Mobile Home Park and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the Planned Mobile Home Park plat and association rules. All property within the Planned Mobile Home Park must remain as part of the park and may not be removed from the park without County approval.
11. The owner/applicant must provide the proper open space calculations and identify the open space on the project plan.
12. The County reserves the right to rescind this conditional use upon any violation of County regulations.
13. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.

14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
15. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.

Specific:

16. This project has been approved in phases - with review at each phase.
17. The owner/applicant must provide copies of all required D.N.R. and Army Corps of Engineer permit approvals prior to zoning permits being issued for the mobile homes.

MODEL HOME (TEMPORARY REAL ESTATE OFFICE)

General:

1. The time limit for use of the model home for a sales office shall be set at __ years beyond the date of this approval. The applicant must request a time extension if needed prior to the expiration of this approval.
2. No outside storage shall be allowed as part of the temporary office facility.
3. Approved per plans submitted with all additional conditions as stated.
4. The applicant must obtain a sign permit for any signage proposed in conjunction with this project. No banners or any other advertising devices not approved by a permit will be allowed.
5. Must meet all applicable Federal, State and local regulations.
6. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
7. Any proposed sanitary facilities must meet with County approval requirements.
8. The temporary office shall be used solely for the sales associated with the project.

9. All proposed outside lighting must be shown on the project plan for staff approval and must be shielded and directed on site.
 10. The model home and any decks, stairs or other structures must obtain a Walworth County Zoning Permit prior to construction.
 11. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 12. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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MODIFIED ON PREMISE GROUND SIGN

General:

1. Approved pursuant to the plan submitted as a modified on premise ground sign with all additional conditions.
2. This conditional use permit is granted to the property owner on which the sign is located.
3. The signature on the conditional use application shall represent permission granted by the current property owner for use of the property by the neighboring property owner for the modified on premise ground sign and any accompanying landscaping and fencing.
4. The sign shall not be used by another advertiser other than a new owner of the neighboring property conducting the same business for which the sign was approved.
5. Any reconfiguration or division of the neighboring property shall cause new County review and approval of this conditional use to be required.
6. The modified on premise ground sign and all accompanying landscaping and fencing shall be altered or removed by the neighboring property owner upon written request of the property owner on which the sign is located.
7. The property owner shall be responsible for providing the County Land Use and Resource Management Department with any written request to the neighboring property owner for alteration or removal of the sign.
8. The County shall be held harmless for any damages to the property during construction, maintenance, alteration or removal of the sign and all accompanying landscaping and fencing.

9. The modified on premise ground sign and all accompanying landscaping and fencing shall comply with all State, Federal and local regulations.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

MOTORCYCLES/ATV/BOATS/WAVERUNNERS

General:

1. All outside storage for all motorized equipment to be sold from the facility shall be as located on the approved plan of operations.
2. No permanent outside storage of goods other than motorcycles, boats, ATVs, and snowmobiles shall be allowed. All equipment for sale must be located as identified on the approved operations plan.
3. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. All parking must be in compliance with County requirements within 60 days of this approval.
4. Outside Lighting to be shielded and directed on site.
5. Hours of operation must be as identified on the approved operations plan.
6. Must meet all applicable Federal, State, County and local regulations.
7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

MULTIPLE FAMILY HOUSING

General:

1. Approved as per plan submitted with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing the homeowner association created for this development. The plat prepared for this subdivision must show the location and label each stormwater best management practice planned to serve the development.
3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner must meet all Town, County, and/or State highway access requirements.
5. The open space shall be deed restricted to remain open to each dwelling created and used by the users of the development for park and recreational purposes. No structures shall be placed in the open space without additional Committee approval.
6. The project must meet all Federal, State, County, and local Ordinances.
7. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
8. No alteration of the shoreland/wetland area shall be allowed without County required approval.
9. The roads shall meet with County Road standards as provided for in the County Land Division Ordinance.
10. This conditional use is approved as a ____ dwelling unit multiple family apartment subject to association rules. The governing rules for the association shall be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the association rules that may affect County approval of the development must obtain additional County conditional use review and approval.

11. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the development and all common structures, facilities, essential services, access and open spaces including use of the open space shall be assured by deed restriction referencing the plat and association rules. All property within the development must remain as part of the development and may not be removed from the without County approval.
12. The preliminary plat and final plat shall identify the building envelope of each dwelling within the development prior to approval. A Typical envelope diagram shall not be acceptable.
13. The County reserves the right to rescind this conditional use upon any violation of County regulations.
14. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
15. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
16. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
17. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

18. The accessory structures on the site shall be required to comply with the size regulations of the zoning ordinance.

SECOND RESIDENCE ON A FARM PARCEL

General:

1. Approved per plan submitted as a second residence on a farm parcel with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.

11. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the development and all common structures, facilities, essential services, access and open spaces including use of the open space shall be assured by deed restriction referencing the plat and association rules. All property within the development must remain as part of the development and may not be removed from the without County approval.
12. The preliminary plat and final plat shall identify the building envelope of each dwelling within the development prior to approval. A Typical envelope diagram shall not be acceptable.
13. The County reserves the right to rescind this conditional use upon any violation of County regulations.
14. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
15. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
16. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
17. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

18. The accessory structures on the site shall be required to comply with the size regulations of the zoning ordinance.

SECOND RESIDENCE ON A FARM PARCEL

General:

1. Approved per plan submitted as a second residence on a farm parcel with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.

3. The applicant must obtain Township approval for access prior to construction on site.
4. No further land divisions of the parcel will be allowed without County approvals.
5. The applicant must obtain the required zoning approval for the construction of the residence prior to plat review and approval. The residence shall be used for the stated agricultural purpose consistent with this approval. The residence must be under construction prior to separation from the farm parcel.
6. Only one additional residence of any kind shall be allowed on the parcel without further County approval.
7. The second residence must have 35 acres of undeveloped farmland available to meet density requirements. The 35 acres of undeveloped farm available for farm purposed must be deed restricted for farm use if the second residence is separated from the farm.
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

OUTDOOR FOOD AND BEVERAGE CONSUMPTION

General:

1. The Conditional Use for seasonal use of a deck/patio for outdoor food and beverage consumption is approved as per the plan submitted with the following conditions.
2. Use of the grounds shall be limited to the uses as stated in the plan of operations.
3. The project must meet with all State, Federal and local approvals.
4. The applicant must obtain all required County Zoning permit including a sign permit for any proposed signage.
5. Sufficient adult supervision must be present at all times when facilities are in use.
6. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.

7. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
8. All lighting must be shielded and directed on to the property.
9. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking for business on site must be in compliance with County requirements within 60 days of this approval.
10. The property owner must obtain the required County sanitary permit approval for facilities to be located on site.
11. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
12. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

13. The outdoor deck shall be used from May 1st to October 31st of each year. Hours of operation on the deck/patio shall be 1:00 p.m. to 10:00 p.m.
14. All outdoor seating and all outdoor food and beverage consumption must be on the deck/patio.
15. The deck must meet with the commercial building code including all proposed lighting. Open flame tiki torches may not be used as lighting.

PAINTBALL

General:

1. Hours of operation shall be from 6:00 a.m. to 9:00 p.m. seven days a week.
2. A maximum of 120 paintball players shall be allowed on site.
3. Paintball guns may not be shot outside of designated fields and testing areas.
4. The owner shall maintain adequate liability insurance at all times covering the paintball activities conducted on site.

5. No alcohol consumption shall be allowed on site.
6. No adult entertainment activities shall be allowed on site.
7. The paintball fields shall have a ten-foot high open security/deflection fencing surrounding each field.
8. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
9. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

10. The owner shall construct a 4-foot high woven wire fence between the access drive and the wetland to limit walk on traffic from the neighboring property to the west.
11. The neighboring property owner must obtain approval of a conditional use for a modified on premise ground sign if a sign is to be constructed adjacent to Hwy 120.

PARK / PLAYGROUND

General:

1. Approved as per plan submitted with all additional conditions as stated.
2. The applicant/owner shall obtain and maintain adequate liability insurance for the park/playground.
3. All lighting shall be shielded and directed on site and located as shown on the approved operations plan.
4. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval.
5. Obtain Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation if required by Ordinance.
6. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.

7. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

PLANNED RESIDENTIAL DEVELOPMENT (SUBDIVISION)

General:

1. Approved as per plan submitted with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The project plans and preliminary plan must comply with all requirements of the Preliminary Stormwater Review Letter provide by the County Land Conservation Office. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing the homeowner association created for this development. The plat prepared for this subdivision must show the location and label each stormwater best management practice planned to serve the development. A long-term maintenance plan and agreement must be prepared for the storm water management practices and storm water management areas proposed on this development. The storm water management plan maintenance agreement, approval and recording provisions must comply with Section 26-16 of the Walworth County Code of Ordinances.
3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner must meet all Town, County and/or State highway access requirements.
5. The open space, including common area outlots, shall be deed restricted to remain open, jointly owned or appurtenant to each buildable lot created in the form of undivided percentage interests and used by the owners of the subdivision for park and recreational purposes. No structures shall be placed in the open space without additional Committee approval. In place of joint ownership of the open space and common area outlots, the Home Owner's Association

(HOA) may own these areas so long as The Articles of Incorporation and Bylaws for the HOA contain the following elements:

- a. The members of the HOA are exclusively made up of all of the lot owners within the development.
 - b. Each lot owner shall automatically be a member of the HOA.
 - c. The HOA membership and voting rights shall be appurtenant to each lot and shall not be assigned, conveyed or transferred in any way except upon transfer of ownership interest of the lot and then only to the transferee, nor shall membership or voting rights be retained except upon retention of ownership of the lot.
 - d. Any attempt to make a prohibited transfer or retention of such rights shall be null and void.
 - e. Membership and voting rights shall not be divided between or among the co-owners of a lot.
 - f. Co-owners of a lot shall decide between or among themselves how they will exercise their collective right and shall designate one of the co-owners to act on their behalf.
6. The Articles of Incorporation and Bylaws for the HOA with regard to the common area ownership shall be reviewed by the County and may not be changed without additional County conditional use approval.
 7. The project must meet all Federal, State, County and local Ordinances.
 8. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
 9. No alteration of the shoreland/wetland area shall be allowed without County required approval.
 10. The roads shall meet with County road standards as provided for in the County Land Division Ordinance. All roads and road maintenance shall be conducted as agreed to and specified in the plan of operations.
 11. This Planned Residential Development (PRD) is approved as a __ lot single family subdivision subject to subdivision association rules. The governing rules for the subdivision association shall be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the subdivision association rules that may affect County approval of the PRD must obtain additional County conditional use review and approval.
 12. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces including use of the open space shall be assured by deed restriction referencing the subdivision plat and association rules and shall be recorded meeting standard document format as per 59.43(2m). All property within the subdivision must remain as part of the subdivision and may not be removed from the subdivision without County approval.

13. The preliminary plat and final plat shall identify the building envelope on each individual lot within the subdivision prior to approval. A Typical envelope diagram shall not be acceptable.
14. The County reserves the right to rescind this conditional use upon any violation of County regulations.
15. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
16. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
17. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
18. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

PLANNED RESIDENTIAL DEVELOPMENT (CONDOMINIUMS)

General:

1. Approved per plans submitted with all additional conditions as stated.
2. The project must meet all Federal, State, County and local Ordinances.
3. The applicant shall be responsible for meeting all requirements of the Condominium Ownership Act (State Chapter 703) and the County Subdivision Control Ordinance. The transfer of ownership of any dwelling units may only include, therewith, a fractional interest in the site on which the dwelling unit is located and such transfer shall not result in the subdivision of minor subdivision as defined under the Walworth County Subdivision Control Ordinance.
4. This Planned Residential Development (PRD) is approved as a ___ unit condominium subject to a condominium declaration. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction

referencing the condominium declaration and shall be recorded meeting standard document format as per 59.43(2m).

5. The condominium declaration and any other declaration must be consistent with all separate covenants and restricts and the plat created for the development.
6. Use of the common area, private areas and limited common areas shall be restricted to those identified in the plan of operations and the approved condominium declaration.
7. The Condominium declaration must be submitted to the County Land Management Department for review for consistency with County ordinances and requirements. Any changes to the condominium declaration which in the opinion of the County affect County approvals, ordinances or requirements must obtain County conditional use review and approval. The condominium declaration must be consistent with any separate covenants and restricts created for the development.
8. The applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
9. There shall be no alterations of the shoreland setbacks or wetlands without obtaining County required approvals.
10. The roads shall meet County Road standards as provided for in the County Land Division Ordinance. The owner must meet all Town, County and/or State highway access requirements. All road maintenance shall be conducted as agreed to and specified in the plan of operations.
11. The declaration for the condominium association must assure that sewerage waste load will not increase over time without providing necessary sewerage capacity.
12. The applicant must obtain all required zoning permit and sanitary approvals prior to any construction on site. No additional structures shall be added to the plan without obtaining County approval and a zoning permit. This permit does not include conditional use approval for any amenity that is not specifically identified on the project plans as approved. The Zoning Office prior to issuance of a zoning permit shall further review all structure locations. All structures will be required to meet the requirements of the zoning ordinance.
13. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction. The project plans and preliminary plan must comply with all requirements of the Preliminary Stormwater Review Letter provide by the County Land Conservation Office. All stormwater amenities and areas shall be identified as common areas to be maintained by the Condominium Association. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from

the site. A long-term maintenance plan and agreement must be prepared for the storm water management practices and storm water management areas proposed on this development. The storm water management plan maintenance agreement, approval and recording provisions must comply with Section 26-16 of the Walworth County Code of Ordinances.

14. The applicant must provide a tree cutting, landscaping and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan and narrative.
15. The applicant shall submit an outdoor lighting plan for review and approval prior to construction. All lighting shall be shielded and directed on site.
16. The County reserves the right to rescind this conditional use upon any violation of County regulations.
17. The property owner shall be held solely responsible for addressing all restrictive covenants beyond those enforceable by County regulations (including those within the condominium declaration). The Condominium declaration must be submitted to the County Land Management Department for review for consistency with County ordinances and requirements and the conditional use approval. Any wording of the condominium declaration, which in the opinion of the County Land Management Department is inconsistent with County approvals including the plan, amended narrative, ordinances or requirements will require County conditional use review and approval.
18. The preliminary plat and final plat shall identify the building envelope on each individual unit/lot within the development prior to approval. A Typical envelope diagram shall not be acceptable.
19. The applicant must phase construction substantially in compliance with the approved plan, use restrictions and condominium declaration. Any changes to phasing, ownership or specified use within each phase must be added to the condominium declaration by addendum and reviewed by the Land Management Department for approval.
20. Application with Walworth County for approval of the condominium plat, recording of phase one of the plat and the entire project plan shall occur within 6 months of this conditional use approval. The condominium plat shall be accompanied by a draft plan with the preliminary and a complete condominium declaration and land stewardship plan with the final plat. The land stewardship plan shall require submittal of an annual report describing accomplishment and goals for the continued maintenance and operation of the land stewardship plan.
21. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
22. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any

extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

23. The road right of way width identified on the approved plan does not meet County Road standards as provided for in the County Land Division Ordinance. The applicant will need to obtain a plat review variance from the right of way width requirement. The roadways are intended to remain private. The roadways may not be dedicated to the public without bring the parking into compliance with parking setback requirements from public roadways. The roadway shall be identified as a common element in the condominium declaration and on the approved plan. The total paved area shall be subtracted from the area net developable as part of the required density calculation for dwelling units per acre.
24. The declaration for the condominium association shall assure that sewerage waste load will not increase over time without providing necessary sewerage capacity. The applicant shall provide verification of available sewerage capacity for the project prior to construction starting on site.
25. The applicant shall establish a fertilization and lawn chemical application plan that protects the water quality of the lake and stream. The plan must include annual soil testing to determine fertilizer needs. The plan shall be submitted to the County Conservation Office for review and approval within 60 days of opening the golf course.
26. No boat access to the lake shall be made through the wetland area fronting the Lake.

PLANNED RESIDENTIAL DEVELOPMENT (CSM)

General:

1. Approved as per plan submitted with all additional conditions.
2. The owner must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site. A long-term maintenance plan and agreement must be prepared for the storm water management practices and storm water management areas proposed on this development. The storm water management plan maintenance agreement, approval and recording provisions must comply with Section 26-16 of the Walworth County Code of Ordinances.
3. The owner must obtain all required zoning and sanitary approvals prior to construction.
4. The owner must meet all Town, County and/or State highway access requirements.

5. The open space, including common area outlots, shall be deed restricted to remain open, jointly owned or appurtenant to each buildable lot created and used by the owners of the subdivision for park and recreational purposes and shall be recorded meeting standard document format as per 59.43(2m). No structures shall be placed in the open space without additional Committee approval.
6. The project must meet all Federal, State, County and local Ordinances.
7. The owner must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
8. No alteration of the shoreland/wetland area shall be allowed without County required approval.
9. The governing covenants for the PRD shall be submitted to the County Land Management Department for review for consistency with County ordinances and approval requirements. Any changes to the restrictive covenants that may affect this approval must obtain additional County conditional use review and approval. The property owner shall be held solely responsible for addressing all restrictive covenants or rules beyond those enforceable under County ordinance and regulations.
10. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PRD and all common structures, facilities, essential services, access and open spaces shall be assured by deed restriction referencing the C.S.M and shall be recorded meeting standard document format as per 59.43(2m). All property within the PRD must remain as part of the PRD and may not be removed from the PRD without County approval.
11. The County reserves the right to rescind this conditional use upon any violation of County regulations.
12. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
13. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

PRESCRIBED BURN

General:

1. Approved as per plan submitted with all additional conditions.

2. No outside storage areas shall be allowed.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Must meet all applicable Federal, State, County and local regulations.
5. The applicant must obtain all required zoning permit approvals.
6. No fill, debris, branches or leaves may be brought back and disposed of on site.
7. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a restoration plan from the County Conservation Office.
8. All parking and access to the site shall meet County requirements.
9. The project site must be kept neat and clean.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

12. The prescribed burn must be performed by trained and certified persons
13. The applicant should contact the Land Conservation Division within 24 hours of commencing the prescribed burn on the treatment area.
14. The Walworth County Land Conservation Division must approve any modifications to the treatment area or the burn plan.
15. The Burn Plan must comply with Conservation Practice Standard 338, Prescribed Burning, contained in Section IV of the NRCS Field Office Technical Guide.
16. The following notification requirements must be undertaken, prior to ignition.
 - a. County Sheriff Dispatch, phone: 741-4400
 - b. Township Fire Department
 - c. Neighbors
 - d. WDNR

e. County Land Conservation Division, 741-4972

17. Access will be limited to only that necessary to access the treatment area and will not result in the construction of a new driveway or roadway to conduct the approved treatment activities.
18. Location and width of firebreaks will be consistent with Conservation Practice Code 394, Firebreak, contained in Section IV of the NRCS Field Office Technical Guide.
19. Debris will not be placed within 75 feet of any navigable water body.
20. A post-treatment report will be prepared and submitted to the Walworth County Land Conservation Division within 90 days of the prescribed burn and will include the following:
 - f. Map of the treatment area
 - g. Date of the burn
 - h. Evaluation of treatment: %shrubs/trees killed and success of re-growth of native species
21. If replanting of the treatment area is considered, a planting plan consistent with County Conservation Standards for Shoreland Habitat, (Conservation Practice Code 643A Interim and WI Biology Technical Note #1, Shoreland Habitat) will be prepared and submitted to the County Land Conservation Division
22. The contractor and landowner should be aware that he/or she may be liable for the damages resulting from the fire and the cost of suppression by others, should the fire escape from the designated treatment area.
23. The Land Conservation Division may require the use of erosion control best management practices, including, but not limited to, seeding and mulching, if needed to protect adjacent properties and water bodies should growth of vegetation not be sufficient to prevent erosion from the treatment area.

PUBLIC ASSEMBLY

General:

1. The Conditional Use for public assembly is approved as per plan submitted with the following additional conditions.
2. Outdoor activities shall be allowed from May 1st to October 31st of each year.
3. A maximum number of events shall be allowed on site each year. Each event shall not exceed three consecutive days being Friday, Saturday and Sunday during the hours of operation. Set up preparation can occur on day one. The event shall be held on day two and dismantling for special events shall occur during the third days provided for each event.
4. All events must occur in the area specified for events on the approved plan.

5. Use of the grounds shall be limited to the uses as stated in the plan of operations.
6. The project must meet with all state, federal and local approvals prior to use of the site.
7. The applicant must obtain all required county zoning permit including a sign permit for any proposed signage.
8. Sufficient adult supervision must be present at all times when facilities are in use.
9. The applicant must obtain an approved Walworth County Land Disturbance, Erosion Control and Stormwater permit from the Walworth County Land Conservation Division if required by ordinance.
10. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
11. All lighting must be shielded and directed on to the property.
12. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking for business on site must be in compliance with county requirements within 60 days of this approval.
13. The property owner must obtain the required county sanitary permit approval for facilities to be located on site.
14. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
15. Any changes to the character, intensity, or use of this site not capable of being discerned by the Walworth County Land Use and Resource Management Department as consistent with this approval must be brought before the Walworth County Zoning Agency for additional conditional use review.
16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

17. Only one event shall be held on site at a time.

18. The county reserves the right to deny use of the facility for any event not specifically described in the project plan. The site shall not be used for a restaurant, bar, band concert venues, adult entertainment venues, private club meetings/parties etc.
 19. The owner shall keep a record of the type, dates and times and occupancy of all events and make the record available to the County upon request.
 20. The stage as shown on the plan must meet setback requirement for a structure.
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PLANNED UNIT DEVELOPMENT

General:

1. Approved as per plan submitted for an ____ unit PUD with all additional conditions.
2. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. The quantity of topsoil generated from one lot may not be located on another lot within the development at the expense of the lot from which the topsoil was generated. No materials may be removed from the site without County approval. An operation and maintenance plan for each stormwater best management practice must be prepared and included in the covenants and restrictions or other documents governing the homeowner association created for this development. The plat prepared for this subdivision must show the location and label each stormwater best management practice planned to serve the development.
3. The owner/applicant must obtain all required zoning and sanitary approvals prior to construction.
4. The owner must meet all Town, County and/or State highway access requirements.
5. No structures shall be placed in the open space without additional Committee approval.
6. The project must meet all Federal, State, County and local Ordinances.
7. The owner/applicant must provide a tree cutting and restoration plan meeting ordinance requirements for review and approval. Tree cutting shall be limited to that specified on the approved plan of operations.
8. No alteration of the shoreland/wetland area shall be allowed without County required approval.

9. The roads shall meet with County Road standards as provided for in the County Land Division Ordinance.
10. This Planned Unit Development (PUD) is approved as a _____. Any changes to the PUD that may affect County approval of must obtain additional County conditional use review and approval.
11. The proper preservation, care and maintenance by the original and all subsequent owners of the design of the PUD and all common structures, facilities, essential services, access and open spaces including use of the open space shall be assured by deed restriction referencing the plat.
12. The preliminary plat and final plat shall identify the building envelope each individual building.
13. The County reserves the right to rescind this conditional use upon any violation of County regulations.
14. The property owner shall be held solely responsible for addressing all restrictive covenants or association rules beyond those enforceable under County ordinance and regulations.
15. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
16. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
17. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

PUMPKIN FARM

General:

1. The Conditional Use for a (specify all uses) is approved as per the plan submitted on a seasonal basis.
2. Use of the grounds shall be limited to the uses as stated in the plan of operations.

3. No overnight housing shall be allowed as part of this conditional use.
4. The project must meet with all State, Federal and local approvals.
5. The applicant must obtain all required County Zoning permit including a sign permit for any proposed signage.
6. Sufficient adult supervision must be present at all times when facilities are in use.
7. The total use capacity shall be set at ____ people on site at once as identified in the plan of operations.
8. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
9. The project site must meet with all County sanitary requirements.
10. All perimeter fencing shall be maintained as identified on the project plan.
11. The applicant is responsible for obtaining adequate liability insurance and keeps the insurance current during the life of this conditional use.
12. All lighting must be shielded and directed on to the property.
13. All parking must occur in the areas identified on the approved plan. Parking must meet with requirements of the county zoning ordinance. All parking must be graded and surfaced so as to be dust free. All parking must be in compliance with County requirements within 60 days of this approval.
14. The property owner must obtain the required County sanitary permit approval for facilities to be located on site.
15. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

17. The site shall be use from July to October 31st of each year. Hours of operation shall be 4:00 p.m. to 10:00 p.m. Monday through Saturday and 1:00 p.m. to 5:00 p.m. on Sunday with no holidays.
18. The Owner must deed restrict the A-4 portion of the property stating the A-4 portion of the property may not be separated from the farm without additional County approval.
19. A security fence must be placed around the pond adjacent to the A-4 zoned area prior to use of the site to prevent access to the pond.

RECREATIONAL YOUTH CAMP AND CONFERENCE CENTER

General:

1. The Conditional Use for the recreational youth camp and conference center is approved as per the plan submitted.
2. Use of the grounds shall be limited to normal recreation youth camp and conference center use as stated in the plan of operations.
3. All housing for the youth camp and conference center users shall occur in the buildings identified on the plan.
4. The project must meet with all State, Federal and local approvals.
5. The applicant must obtain all required County Zoning permit.
6. Hours of operation shall be as stated in the plan of operations.
7. Sufficient adult supervision must be present at all times when the camp or center are used by children.
8. The total capacity of the camp and conference center shall be as identified in the plan of operations.
9. The applicant must obtain an approved Land Disturbance, Erosion Control and Stormwater permit from Land Conservation if required by Ordinance.
10. The project site must meet with all County sanitary requirements.
11. All perimeter fencing shall be maintained as identified on the project plan.
12. The applicant obtaining adequate liability insurance and keep the insurance current during the life of this conditional use.
13. All lighting must be shielded and directed on to the property.

14. Parking must meet with requirements of the county zoning ordinance. All parking across from residential zoning must be setback 25 feet from the roadway. All parking must be in compliance with County requirements within 60 days of this approval.
15. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

RESIDENCE IN/OUTSIDE OF A BUSINESS STRUCTURE

General:

1. Approved per plan submitted with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. The applicant must obtain the required zoning permit for the construction of the residence.
4. Only one residence of any kind shall be allowed on the parcel in conjunction with the principal business. Use of the residence shall be for a caretaker of the business consistent with this approval.
5. The required parking for the residence must be identified on the project plan and meet with the required parking standards of the County within 60 days of this approval.
6. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
7. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

RETAIL SALES

General:

1. Approved per plans submitted for a retail gardening plants supplies and materials (as listed) store with commercial greenhouses in the B-4 zone district and composting in the A-1 district with all additional conditions.
2. All storage areas, materials and equipment shall be located as defined on the plan of operations.
3. The site shall meet all applicable Federal, State, County and local regulations.
4. No disturbance or filling outside of that specified on the approved plan shall be allowed in isolated natural resource area without specific County approval.
5. No filling shall occur on site without proper permit approvals.
6. Access approval must be obtained from the State Department of Transportation for the business.
7. The applicant must obtain a Land Disturbance, Erosion Control & Stormwater approval from Land Conservation Office prior to construction if required by Section 26 of the Walworth County Code of Ordinances. The construction activities of this development must comply with the Walworth County Land Disturbance, Erosion Control and Stormwater Management standards contained in Section 26 of the Walworth County Code of Ordinances. An operation and maintenance plan for each stormwater best management practice must be prepared. The plat prepared for this property must show the location and label each stormwater best management practice planned to serve the development. All grading must be conducted consistent with the approved Land Disturbance Erosion Control and Stormwater Management plan. All topsoil generated from the site must be evenly distributed back onto the site on the areas from which it was removed or in areas in need of the topsoil. No materials may be removed from the site without County approval. The applicant must submit and obtain approval of a landscaping plan from the County Conservation Office.
8. Hours of operation shall be from 6:00 a.m. to 7:00 p.m. Monday – Friday and 6:00 a.m. to 6:00 p.m. on weekends.
9. No fill, debris, branches or leaves may be brought back and disposed of on site. No burning of waste materials shall occur on site.
10. The owner shall notify the County if any changes are made regarding operation of this site including size, location and type of materials (as listed) to be on site.
11. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of zoning permit approval.

12. The applicant must obtain all required zoning permit approvals including a sign permit.
13. Outside lighting shall be shielded and directed on site.
14. The project site must be kept neat, clean, and mowed.
15. All topsoil generated from the site must remain on site for use in restoration as indicated in and regulated by the restoration plan. All topsoil will be regraded evenly on the disturbed area.
16. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
17. The applicant shall certify that the project plans and the conditions of this approval have been provided and discussed with the property owner prior to excavation on site and must provide a letter certification signed by the owner specifying that review of the this approval has been completed.
18. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

19. Special hours of operation shall be allowed until midnight one day per month.
20. No retail sales or customers shall be allowed in the commercial greenhouses or other buildings not specified as retail area on the plan of operations.

SCHOOL ATHLETIC FIELD

General:

1. Approved per plans submitted with all additional conditions.
2. Outdoor lighting shall be shielded and directed on site. The owner will need to obtain approval of a lighting plan prior to installing any type of sports field lights for nighttime use.
3. The owner shall be responsible for maintaining proper liability insurance at all times on the property.
4. Must meet all Federal, State, County and local regulations.

5. Access shall be as indicated on the approved plan. Use of the athletic field shall be by the school and the parking for the school shall be used exclusively during use of the field.
 6. The owner shall obtain Land Disturbance, Erosion Control and stormwater approval if required by Ordinance.
 7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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SIGN LARGER THAN ALLOWED IN DISTRICT

General:

1. Approved as per plan submitted with all additional conditions as stated by this conditional use.
2. All signs approved by this conditional use shall conform to dimensions including height, width and lettering size as specified.
3. All lighting shall be as specified in the on the approved plan and shall follow the hours of elimination as stated in the approved plan of operations.
4. All landscape screening for the signs shall be located as identified on the approved plan.
5. The owner/applicant must obtain a sign/zoning permit for each sign approved by this conditional use.
6. The sign may not encroach into any required vision triangle at street intersections without variance approval from the County Board of Adjustment.
7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

SOLAR PANEL ARRAYS

General:

1. Approved as per plan submitted as a solar array consisting of ____ panels with the following required additional conditions.
2. Construction plans for the site shall be submitted to the County Zoning Office for review and permit approvals prior to the project beginning.
3. Construction related activities are only allowed on site between sunrise to sunset.
4. All easements must be used for the purpose for which they were granted.
5. The applicant must obtain a Land Disturbance Erosion Control and Stormwater Management permit from the County Land Conservation Office prior to any construction activities occurring on site.
6. All spoils spreading activities must be conducted in the approved identified locations.
7. All access to the site must be made as identified on the approved plan.
8. All contractor storage yards shall be located as identified on the approved plan and used as specified.
9. The applicant shall meet all applicable Federal, State, County, and local regulations.
10. All lighting shall be shielded and directed on site.
11. That shall be no fill allowed in any designated wetland or floodplain area.
12. The applicant shall make all necessary arrangements for use and crossing of public roadways with the State, County, and Town Highway Departments.
13. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

15. The applicant is responsible for removal of the solar panel array if it is no longer in use. If the solar panel array is not operated during a 12 month period, it shall be considered abandoned. Abandoned solar panel arrays may be required to be removed within 90 days.
16. The owner of the property shall release, indemnify, and hold harmless Walworth County and its agents and employees from all liability, claims, demands, causes of action, costs, or losses for personal injuries, property damage or loss of life or property as a result of exercising this approval.
17. All installation of the solar panel array must comply with Wisconsin Administrative Code Chapter PSC 119 for interconnection distributed generation facilities.

Specific:

18. Any on-site material lay down area for contractor storage of materials and equipment, including job trailers, will be required to be added to the site plan and obtain zoning permit, erosion control, and stormwater permit approvals if required by ordinance.

SOLID WASTE TRANSFER STATION AND COMPACTOR

General:

1. This facility is approved per plan submitted with all additional conditions.
2. Use of the site shall be strictly limited to a recycling of materials specified in the plan of operations.
3. The hours of operation shall be set from 6:00 a.m. to 6:00 p.m. weekdays and from 6:00 a.m. to noon on Saturday.
4. The owner/operator must comply with all Federal, State, County and local regulations.
5. All signage must conform to County ordinance standards.
6. The owner shall notify the County if any changes are made regarding operation of this site including size, location and type of materials recycled.
7. No yard waste, domestic waste, oil and gas, anti-freeze, hazardous waste, batteries, non-empty fuel tanks, auto salvaging, building construction demolition materials, air conditioning fluids or gases or other similar materials shall be allowed on site without first meeting all requirements of state local and federal regulations.
8. Storage of materials shall be allowed only in the areas designated on the proposed plan. All materials stored in outside areas must be in containers. The materials in the outside storage area must be moved off the property and recycled at least every six months.

9. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.
10. If problems should develop, Walworth County may require a clean-up schedule, modification of the process operation or termination of the operation and this conditional use permit.
11. The owner shall operate in accordance with all Federal, State, County and local regulations.
12. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
13. The owner must obtain a Land Disturbance, Erosion Control and Stormwater Permit from Land Conservation Office. This permit may require the installation of a stormwater catch basin for drainage from off the loading area and storage areas.
14. All parking must be as designated on the approved plan. The parking must be in compliance with the approved plan within in 60 days of this approval.
15. The owner/operator shall remove and properly dispose of any contaminants that may be present in the raw yard waste material before the material is shredded or processed in any way.
16. Annual submittal of the Material Recovery Facility Self Certification form is required to be submitted to D.N.R. under NR 544.16 Wisconsin Administrative Code. The owner/operator shall provide a copy of the Certification of the Material Recovery Facility from D.N.R. for the file upon annual renewal.
17. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
18. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

19. Proper access must be granted by the County Highway Department prior to continued operations.

20. This conditional use approval is not valid until the site is cleaned up and brought into compliance with the operations plan submitted. The applicant has 60 days to bring the project into compliance with this approval.
21. The site must have a Maintained 75-foot setback from all designated wetlands.
22. Limit outside storage. Yard waste shall not exceed ____ cubic yards at the facility.

STORAGE FACILITIES (OFF SEASON)

General:

1. Approved as per plan submitted with all additional conditions.
2. No general public sales allowed from the storage facility. No business activities other than specified in the plan of operations may be conducted from out of the storage facilities.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. seven days a week.
4. Must meet all applicable Federal, State, County and local regulations.
5. Outside lighting shall be shielded and directed on site.
6. The applicant must obtain all required zoning permit approvals including a sign permit if different from the present sign.
7. No burning of waste materials shall occur on site.
8. The applicant must obtain the required Town, County and/or State Highway approval for the access.
9. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management permit from the County Conservation Office if required by ordinance.
10. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
11. The project site must be kept neat, clean, and mowed in all areas.
12. No new equipment may be stored outside without County approval.

13. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

STRUCTURE ON A FARM SEPARATION REMNANT

General:

1. Approved per plan submitted with all additional conditions.
2. Must meet all applicable Federal, State, County and local regulations.
3. The applicant must obtain Township approval for access prior to construction on site.
4. No further land divisions of the parcel will be allowed without proper County approvals.
5. Only one residence of any kind allowed on this parcel without additional County approval.
6. The residence must be use for housing serving the stated agricultural purpose.
7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

TELECOMMUNICATION FACILITIES

General:

1. This project must meet and comply with all requirements of the County Telecommunications tower, antennas, and related facilities ordinance. See submittals required following the conditional use approval section (4.15.070(4)).
2. Approved as per plan submitted with required conditions added.

3. The applicant/owner must meet all annual report, fees, and security for removal requirements.
4. Signage shall be limited to a 12"x 12" identification plaque.
5. The building shall be of an earth-tone or neutral color (I.E. beige or tan).
6. Vegetative screening and landscaping shall be installed as shown on the plan within 60 days of this approval or as weather allows.
7. Outside lighting used shall be shielded so as not to go beyond the property lines.
8. The tower shall provide for collocation as indicated in the plan of operations if technically feasible.
9. Construction plans for the site shall be submitted to the County Zoning Office and Land Conservation Office for review and Zoning and Land Disturbance, Erosion Control and Stormwater Management permit approvals prior to any disturbance on site.
10. Lighting of tower antenna shall be limited to the minimum requirements of the FAA and under no conditions shall strobe lighting be permitted.
11. Fencing shall be installed and maintained as indicated on the approved plan.
12. The applicant is responsible for removal of the tower if it is no longer in use. If the tower is not operated for a continuous period of 12 months, it shall be considered abandoned. Abandoned towers may be required to be removed within 90 days.
13. The applicant shall meet all applicable Federal, State and local regulations.
14. The applicant must provide the required certified engineering information for the structural design of the tower within 30 days of this approval.
15. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
16. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

TOWN HALL OR FIRE STATION

General:

1. Approved per plans submitted with all additional conditions.
 2. Outdoor lighting shall be shielded and directed on site.
 3. Must meet all Federal, State, County and local regulations.
 4. All vehicles shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
 5. The Township must approve the access to the facility.
 6. The applicant must obtain a Land Disturbance, Erosion Control and stormwater approval if required by Ordinance.
 7. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
 8. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.
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TRUCKING BUSINESS

General:

1. Approved as per plan submitted and narrative submitted truck depot with indoor and outdoor in transit materials storage with all additional conditions.
2. Use of the site shall be limited as described by the plan of operations. No loading or unloading of cargo shall occur on site. The site is approved for transportation related activities primarily serving the basic agricultural industry. Changes in the type of materials transported may result in a need for an alternative zone district approval. All use of the site shall be associated with the owners business.
3. All uses shall meet applicable Federal, State, County, and local regulations, including commercial building inspection.

4. Outside lighting shall be shielded and directed on site.
5. The applicant must obtain all required zoning permit approvals, including a sign permit.
6. The owner must meet all Town, County and/or State highway access requirements. The applicant must obtain the required Walworth County Highway approval for any changes to the accesses.
7. No fill, debris, branches or leaves may be disposed of on site. No burning of waste materials shall occur on site.
8. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office if required by ordinance.
9. The applicant must obtain approval of a landscaping plan from the Land Conservation Office prior to construction.
10. All parking and access to the site shall meet County requirements. All parking shall be installed according to County requirements within 60 days of this approval. Vehicle parking shall be located as identified on the approved plan of operations.
11. The project site must be kept neat, clean, and mowed. The site shall be maintained in a nuisance free condition. The owner shall be held solely responsible for the control of dust, odors, fire, vermin, insects, rodents, filth, fluid/oils spills, groundwater and surface water contamination and windblown materials resulting from past and future operations on this site.
12. Implementation of dust and noise control measures shall occur at all times on site.
13. Hours of operation shall allow parking of trucks and trailers on site 24 hours per day 7 days a week.
14. Truck drivers shall not spend the night in the trucks on site.
15. All perimeter fencing shall be maintained as identified on the project plan.
16. The operator shall obtain adequate liability insurance and keep the insurance current during the life of this conditional use.
17. No general public sales allowed from the indoor and outdoor in transit materials storage depot.
18. No business activities other than specified in the plan of operations may be conducted from out of the truck depot facilities.
19. Outside storage shall be limited to the type, quantities and location of material identified on the plan of operations. No outside storage areas including displays of goods shall be allowed in the required setback areas.

20. No storage of chemicals, petroleum products and flammable materials shall occur on site unless stored in a containment facility meeting State requirements.
21. The owner must provide a waste disposal plan stating where all trash, drain oil and other auto fluids are disposed and shall follow the approved plan during operations on site.
22. Staff may conduct inspections necessary to ensure site is operated and maintained according to applicable regulations.
23. Any changes to the site operations that may affect this approval must obtain additional County conditional use review and approval.
24. All vehicles shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
25. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
26. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

27. All inventories of truck parts, trailer parts, and equipment parts to be used on site shall be kept indoors at all times.
28. All trucks, trailers, equipment, and materials in transit shall be allowed to be stored on site for a maximum of 90 contiguous days at which point they shall be removed from the property.
29. The County reserves the authority to require any outside stored materials to be removed from the site within 48 hours of a determination the storage is inconsistent with this approval, has become unsightly or is detrimental to human health and safety.
30. No outside storage of chemicals shall occur on site.

31. Any painting and finishing areas of the industrial building must have proper ventilation meeting the requirements of the State and Federal codes. Exhaust system shall meet all requirements of the code including hours of operation and noise.
 32. No dumping of chemical waste shall be conducted outside of the building. All discharge of chemical waste to the holding tank or septic system shall be pre-approved by the County sanitarian.
 33. All flammable waste materials shall be stored in a non-flammable, enclosed container and be gated in a non-combustible fence.
 34. The owner shall obtain approval of a pollution prevention plan from the County Land Conservation Office and a hazardous spill plan from the State if required by law.
 35. No occupancy shall be allowed for the business activity approved by this conditional use until all conditions of approval are met.
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UTILITY INSTALLATION

General:

1. Approved as per plan submitted with required conditions added.
2. Any proposed buildings shall be of an earth tone or neutral color (I.E. beige or tan).
3. Construction plans for the site shall be submitted to the County Zoning Office for review and permit approvals prior to the project beginning.
4. Construction related activities are only allowed on site between sunrise to sunset.
5. The easement must be use for the purpose for which it was granted.
6. The applicant must obtain a Land Disturbance Erosion Control and Stormwater Management permit from the County Land Conservation Office prior to any construction activities occurring on site.
7. All spoils spreading activities must be conducted in the approved identified locations.
8. All access to the site must be made as identified on the approved plan.
9. All contractor storage yards shall be located as identified on the approved plan and used as specified.
10. The applicant shall meet all applicable Federal, State and local regulations.
11. The applicant shall make all necessary arrangements for use and crossing of public roadways with the State, County and Town Highway Departments.

12. The pre-existing contours of all floodplain areas affected by the utility installation must be adequately matched during restoration so as to meet the requirements of the County shoreland/floodplain regulations.
13. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

15. The applicant is responsible for removal of the tower if it is no longer in use. If the tower is not operated for a continuous period of 12 months, it shall be considered abandoned. Abandoned towers may be required to be removed within 90 days.

VEGETATION/BURN REMOVAL

General:

1. Approved as per plan submitted with all additional conditions.
2. No outside storage areas shall be allowed.
3. On site hours of operation shall be from 6:00 a.m. to 6:00 p.m. Monday through Saturday.
4. Must meet all applicable Federal, State, County and local regulations.
5. The applicant must obtain all required zoning permit approvals.
6. No fill, debris, branches or leaves may be brought back and disposed of on site.
7. The applicant must obtain a County Land Disturbance Erosion Control and Stormwater Management Permit from the County Conservation Office. The applicant must submit and obtain approval of a restoration plan from the County Conservation Office.
8. All parking and access to the site shall meet County requirements.
9. The project site must be kept neat and clean.

10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

12. The special cutting permit shall expire upon completion of the restoration plan.
13. A more detailed site plan showing phasing of treatment areas shall be provided including a treatment schedule, treatment methods, disposal areas for the cuttings, replacement species density and diversity and methods of planting.
14. The cutting plan must comply with the following conservation standards:
 - a. Restoration and Management of Declining Habitats (Practice Code 643)
 - b. Shoreland Habitat (Practice Code 643 A (interim))
 - c. Prescribed Burning (Practice Code 338)
 - d. Firebreak (Practice Code 394)
 - e. Brush Management (Practice Code 314)
15. Prescribed burning shall be conducted by trained and certified persons.
16. The applicant shall submit a Treatment Report annually that includes the following:
 - a. Map of the treatment areas
 - b. Type of treatment methods
 - c. Date of treatment
 - d. Targeted species
 - e. Evaluation of the success of treatment (i.e. re-growth of targeted species, or re-introduction of targeted species).
17. The special cutting plan and restoration plan shall require annual review and approval by the Conservation Office.
18. Access to the project area will be limited to only that necessary to access the treatment area and will not result in the construction or establishment of any new driveways or roadways to conduct the approved treatment activities.
19. Cut and trimmed brush cannot be placed or disposed of within 75 feet of the ordinary high water mark of any water body or within any wetland.

20. All herbicides used on the treatment area will be transported, stored, used and disposed of according to the label instruction.
 21. Clear cutting the vegetation to establish view or access corridors in not permitted.
 22. The Walworth County Land Conservation Division staff shall be permitted to enter the treatment area for the purpose of inspection for compliance with the cutting and restoration plan.
 23. Modification of the cutting and restoration plan shall be approved by the Walworth County Land Conservation Division.
 24. The Walworth County Land Conservation Division shall have the right to require additional prevention and sediment control best management practices to protect adjacent properties, wetland and waters, during treatment activities.
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VEHICLE SALES AND SERVICE

General:

1. Approved as per plan submitted with all additional conditions.
2. There shall be no outside storage of stock or trade other than the cars for sale.
3. All cars shall be parked in the marked spaces as identified on the approved plan of operations. Use capacity of the site shall be restricted by the cars capable of being parked in the marked spaces as identified on the plan. Parking must meet with requirements of the county zoning ordinance. All parking must be setback 25 feet from the roadway. The off-street parking area shall be graded and surfaced so as to be dust free and properly drained. All parking areas shall be clearly marked. All parking must be in compliance with County requirements within 60 days of this approval.
4. The applicant must obtain a Land Disturbance, Erosion Control and Stormwater permit from Land Conservation. The applicant must comply with all established standards of the Land Restoration and Land Disturbance, Erosion Control and Stormwater Management permits.
5. All outside lighting shall be shielded and directed on site. No additional lighting shall be allowed in the street yard setback areas.
6. Hours of operation shall be Monday through Thursday 8:00 a.m. to 8:00 p.m., Friday & Saturday, 8:00 a.m. to 6:00 p.m. and closed on Sunday.
7. The applicant must provide a landscaping plan for approval by staff or the Land Management Committee. The vision triangle, the area proposed by the sign and the back of the building area must be planted in lawn and or plantings.
8. The project must meet all applicable Federal, State, County and local regulations.
9. The applicant must obtain a sign permit from the County Zoning Office or State DOT.
10. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
11. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

VETERINARY CLINICS

General:

1. Approved as per plan submitted with all additional conditions.
2. The site must meet all applicable Federal, State, County and local regulations.
3. Applicant must obtain approval of a nutrient management plan from the County Land Conservation Office. The applicant must comply with all recommendations of the approved nutrient management plan.
4. Hours of operation shall be allowed between 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to Noon on Saturdays. On site horse care shall be allowed on a 24 hour basis during emergencies.
5. All waste and medical disposal must meet with Local, State and federal regulations.
6. If the Land Management Department determines that changes in either the character of the use or the intensity of the use are not consistent with this approval, then those changes must be brought before the County Zoning Agency for approval.
7. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

WIND TOWER/GENERATOR

General:

1. Approved as per plan submitted with required conditions added.
2. Any proposed buildings shall be of an earth tone or neutral color (I.E. beige or tan).
3. Construction plans for the site shall be submitted to the County Zoning Office for review and permit approvals prior to the project beginning.
4. Construction related activities are only allowed on site between sunrise to sunset.
5. The easement must be use for the purpose for which it was granted.
6. The applicant must obtain a Land Disturbance Erosion Control and Stormwater Management permit from the County Land Conservation Office prior to any construction activities occurring on site.
7. All spoils spreading activities must be conducted in the approved identified locations.

8. All access to the site must be made as identified on the approved plan.
9. All contractor storage yards shall be located as identified on the approved plan and used as specified.
10. The applicant shall meet all applicable Federal, State and local regulations.
11. The applicant shall make all necessary arrangements for use and crossing of public roadways with the State, County and Town Highway Departments.
12. The pre-existing contours of all floodplain areas affected by the utility installation must be adequately matched during restoration so as to meet the requirements of the County shoreland/floodplain regulations.
13. Any changes to the character, intensity or use of this site not capable of being discerned by the Land Management Department as consistent with this approval must be brought before the County Zoning Agency for additional conditional use review.
14. Failure to actively exercise this conditional use within three years of the approval date shall result in automatic dismissal without prejudice. The property owner may request a time extension for actively exercising the conditional use. A time extension for actively exercising the conditional use must be requested in writing during the original three-year period. Any extension requested during the three-year active exercise period greater than one year beyond the original three-year period shall require additional Town and County committee approvals.

Specific:

15. A copy of this conditional use approval shall be sent to the Wisconsin Public Service Commission.
16. The applicant is responsible for removal of the tower if it is no longer in use. If the tower is not operated within a continuous period of 12 months, it shall be considered abandoned. Abandoned towers may be required to be removed within 90 days.
17. The owner must seek and obtain a review of the power generation unit by the Town Planning Commission immediately after six months of this approval to determine that facility is operating without nuisance to neighboring property owners as requested by the Town.