

TOWN OF NEPEUSKUN
WINNEBAGO COUNTY

CUP 03-12

CONDITIONAL USE PERMIT APPLICATION

The following application must be completed prior to consideration for a Conditional Use Permit for a parcel in the Town. Please include the **\$300.00 fee** required per the Town of Nepeuskun Fees Ordinance payable to: Town of Nepeuskun and return to the Zoning Administrator for processing.

Date: 5-30-12

Applicant Name: Wayne Kaufman

Applicant's Address: 9129 Kaufman Rd

Phone Number: 920-361-3856

Tax Parcel (s) number (s) for requested site: 0140336

Address of requested site: 9129 Kaufman Rd

Current zoning of requested site: A-2

REQUESTED CONDITIONAL USE FOR SITE: Sale of Greenhouse
Products

Conditional Use Permit Procedure

A Public Hearing will be set upon the receipt of this application and fee whereas the applicant shall furnish information to the Town Plan Commission necessary for processing of the application.

I ACCEPT THESE TERMS AND HEREBY SUBMIT THE ATTACHED APPLICATION
FOR APPROVAL. SIGNED: _____ DATE _____

Date Application Received by Town: 5/10/2012 Public Hearing Date: 6/4/2012

CONSIDERATIONS FOR CONDITIONAL USE PERMIT FOR WAYNE KAUFMAN

Wayne Kaufman

03-12

Date of request 4/30/12 [fee paid \$300]

Date of publication of Public Hearing Notice 5/24/2012

Date of Public Hearing 6/4/2012

Following a general statement regarding health, safety, and general welfare of the Town residents a list of conditions would include "conditions" of Conditional Use Permit.

Conditions recommended to the Town Board by the Town Plan Commission for the Conditional Use Permit to operate a greenhouse business in the Town of Nepeuskun on property zoned as A-2.

*Down to Double
with 70 hours*

- 1) Hours of operation would be limited to 70 hours. The outdoor agricultural pursuit of planting, harvesting, etc. would not be limited to hours of operation.
- 2) Greenhouse facility and public sales area is located in an agriculturally zoned [A-2] parcel. The greenhouse products processed or sold shall only be products grown in the greenhouse. Sales of greenhouse products to the general public shall be at least 85% of the sale value of the total greenhouse operation — sales of related products such as moss, bark, etc. shall be less than 15% of verified sales that support the products grown in the greenhouse. Verification shall be made to the Town Board annually of the sales of non-agricultural products by disclosure of sales records.
- 3) All town, county, state and federal requirements and licenses necessary for the operations of a greenhouse, public access, and sales of products shall be verified and complied with in order for the activation and continuation of the conditional use permit.
- 4) The conditional use permit shall be renewed annually by the Town Board as long as all conditions of the permit are met unless the owner or Town Board seeks to re-negotiate and create a new conditional use permit. An approved conditional use permit shall transfer with the property if ownership of the property changes and all conditions of the permit shall apply to the new owner. Because the conditional use is new and unique to the Town of Nepeuskun the Plan Commission in conjunction with the Town Board reserves the right to annually review the conditional use permit to ensure that all conditions and restrictions have been placed on the operation to protect and promote the general welfare of the citizens of the Town.

5) Parking sufficient to provide safe off road parking shall be provided. Parking area shall be controlled for dust with lighting adequate for safe evening ingress and egress if after dark access is made to the public. All lighting shall be down focused and comply with lighting standard to minimize light pollution.

6) Greenhouse building, sales area, and associated facilities shall comply with county, state, and federal requirements, including but not limited to sanitation, fire suppression, building code, food health, safety standard, and security.

7) Other *Mak. ref. to T.B. for structures provided there is an site plan included*

Signatures:

_____ wn Chair _____, date _____

_____ wn Clerk _____, date _____

MS
)

Recommendation of Approval of Conditional Use Permit to Town Board

Town Plan Commission Secretary Michelle Reddy Date 6/11/12

Town Plan Commission Chair Robert Sillanpaa Date 6/11/12

Conditions of Permit:

1. See exhibit 1.
2. _____
3. _____
4. _____

Final Approval of Conditional Use Permit by Town Board

Town Clerk Rebecca J. Pinnow Date 6-18-12

Town Board Chairman Ronald Bahr Date 6/18/12

8-12 All items listed, striking item #7 from recommendations. (BP)

Plan Commission Consideration 3.7.2016

draft

Addendum to Wayne Kaufman's Conditional Use Permit 03-12

Conditions for adding corn maze to CUP 03-12:

- 1) Corn maze will be open to the public from September 1 until November 1 during day light hours with the exception of a maximum of two evenings with operations until 11:00 PM.**
- 2) Parking will be off road at Pedals and Plows or the hard surfaced farm yard**
- 3) Sanitary facilities will be provided on site by a licensed provider**
- 4) Food and beverage may be on sale --- must meet County Health Department requirements**
- 5) Live music will be limited to three nights and must stop at the time of closure of the corn maze**