

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/26/2022	DCPCUP-2022-02565
Public Hearing Date	
06/28/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME GREGORY & DAWN CLARK	Phone with Area Code (608) 292-0845	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 109 WALNUT ST		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) EDGERTON, WI 53534		(City, State, Zip)	
E-MAIL ADDRESS greg007clark@yahoo.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
109 Walnut Street					
TOWNSHIP ALBION	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-254-5280-0		---		---	

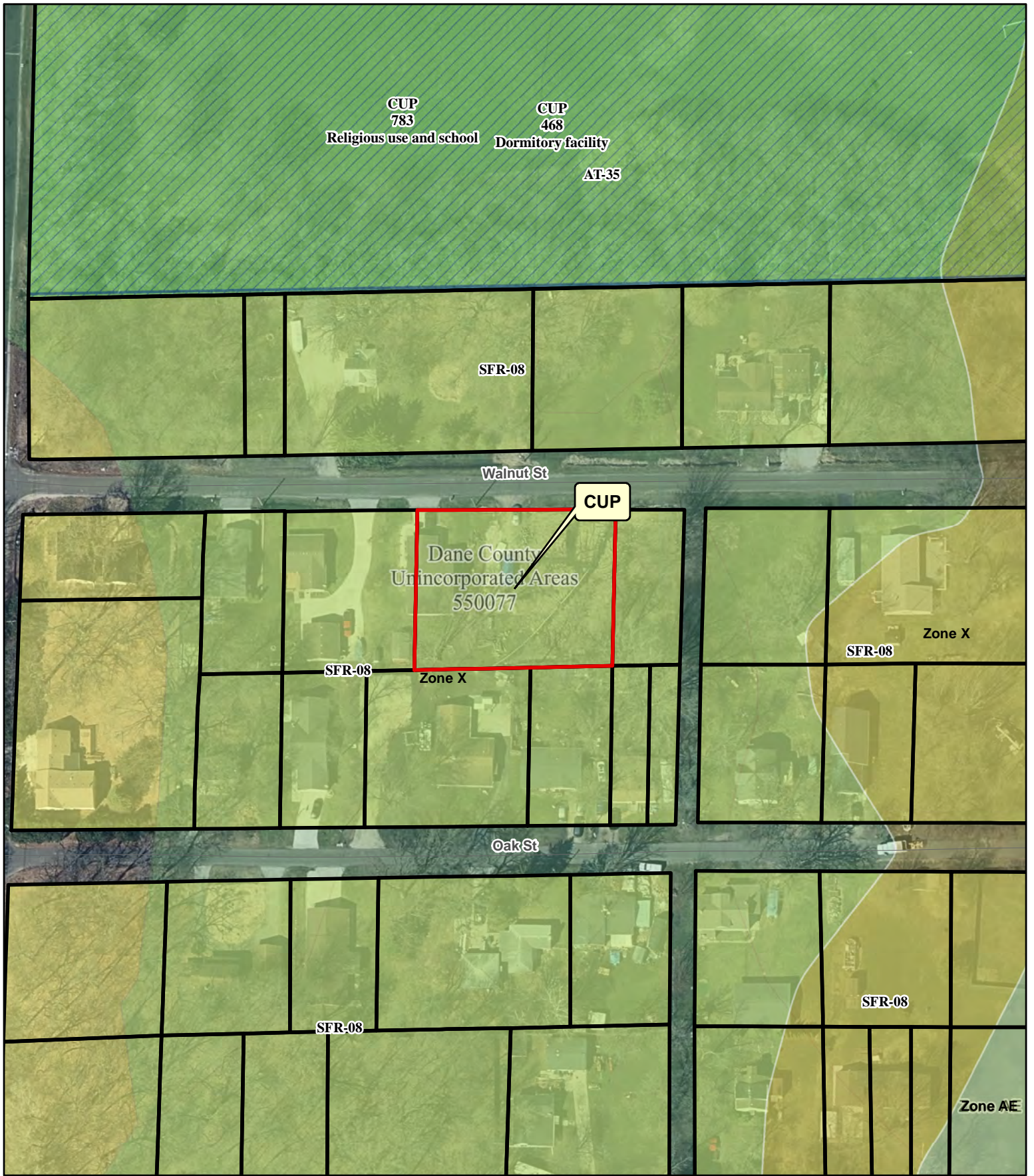
CUP DESCRIPTION

Accessory building between 12 and 16 feet in height


DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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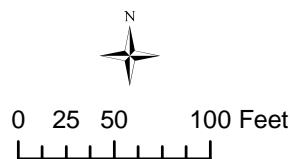
10.251(3)	0.44
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



CUP 02565
GREGORY & DAWN
CLARK



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	Gregory A & Dawn M Clark	Agent Name:	
Address (Number & Street):	109 Walnut St	Address (Number & Street):	
Address (City, State, Zip):	Edgerton, WI 53534	Address (City, State, Zip):	
Email Address:	greg007clark@yahoo.com	Email Address:	
Phone#:	608 292 0845	Phone#:	

SITE INFORMATION

Township:	Albion	Parcel Number(s):	0512-254-5280-0
Section:	25 SW SE	Property Address or Location:	109 Walnut St, Edgerton, WI 53534
Existing Zoning:	SFR-08	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

<p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Garage for Boat, Trailer, Pickup, and Work shop.</p>	<p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Provide a short but detailed description of the proposed conditional use:</p> <p>10' walls on a 2x4 stick built garage, to have a 18'X9" overhead door for boat clearance. With a standard 4"/12" pitched roof, the peak will be 16', and the Average Roof Ht' will be 13' vs 12' allowed. It will still be dwarfed in height vs the house which is close to 40' tall. The nieghbor behind me added a 20' tall garage last year at the peak.</p>	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: *Gregory A Clark*

Date: March 23 2022

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Correct.

2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

Correct.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Correct.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

N/A

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

N/A

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Correct.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

Correct.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

N/A

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.
This is located on the East side of my house in the middle of the side yard, far from any boundry. It will allow my boat access for winter parking, and trailer year round, as well as a 12' wagon, a Pickup Truck for inside parking, and a workshop for my retirement projects.

List the proposed days and hours of operation.
private property owner usage.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

N/A

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.
nothing extra vs the allowed garage height.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
hopefully nothing

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

Planning on catching the water to use for gardening and flowers.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

N/A

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

N/A use standard trash and recycle cans at the home.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

No additonal traffic. Pickup truck.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

N/A

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

In front of garage, planning on a solar powered overhead light. Currently our street has no strret lights which is dangerous for night time traff

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

No Signs

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Side parking lot for Boat, trailers, and Pickup Truck.

Briefly describe the current uses of surrounding properties in the neighborhood.

2 new garages have been build behind me within the last year. Vacant land to the east. My house to the west.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.

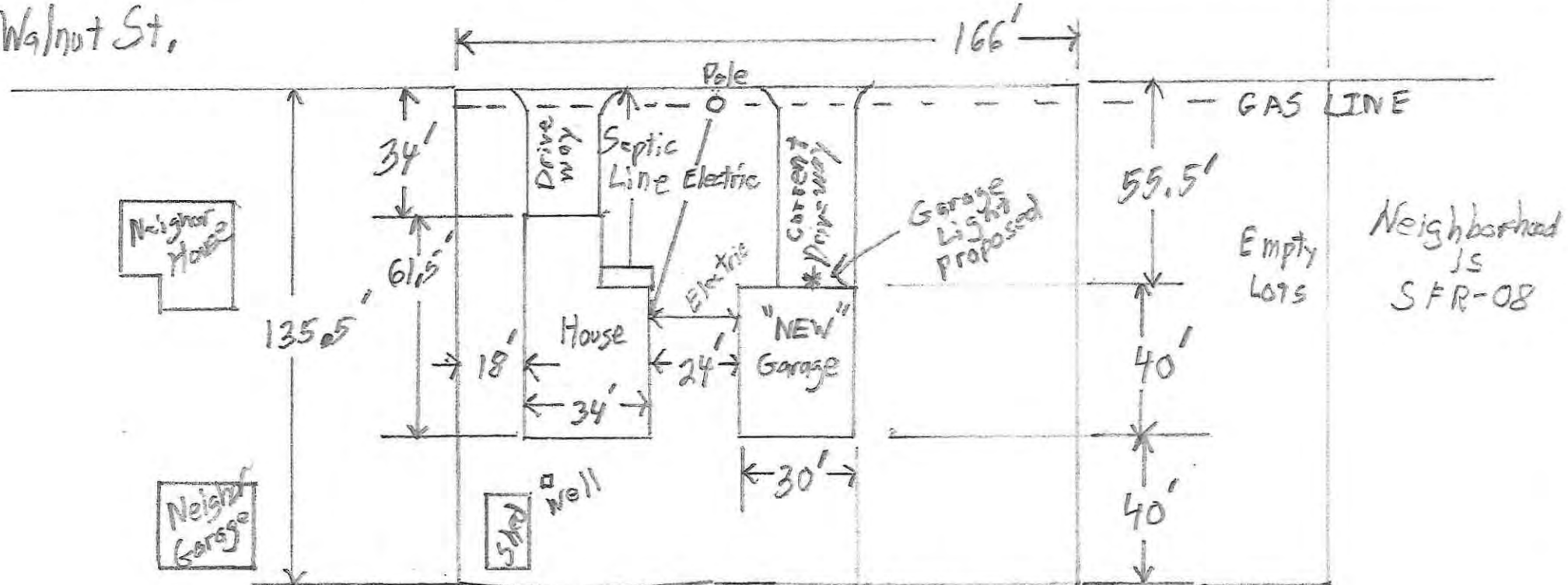
ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).

1 sq. = 10' House ← ———— N ↑ ———— EMPTY ————

Nov 11 2020
Page 3 of 3

Walnut St.



Neighbor House

Neighbor Garage

Well

Garage Lights Proposed

Empty Lots

Neighborhood Is SFR-08

Gregory A Clark
109 Walnut St
Edgerton WI 53534
608 292 0845

Lot 26 | 27 | 28 | 29 | 30
← 33.2' → ← 60' →
Each

Lot 31 | Lot 32

Parcel # 0512-254-5280-0

Parcel # 0512-254-5341-0
Neighbor House

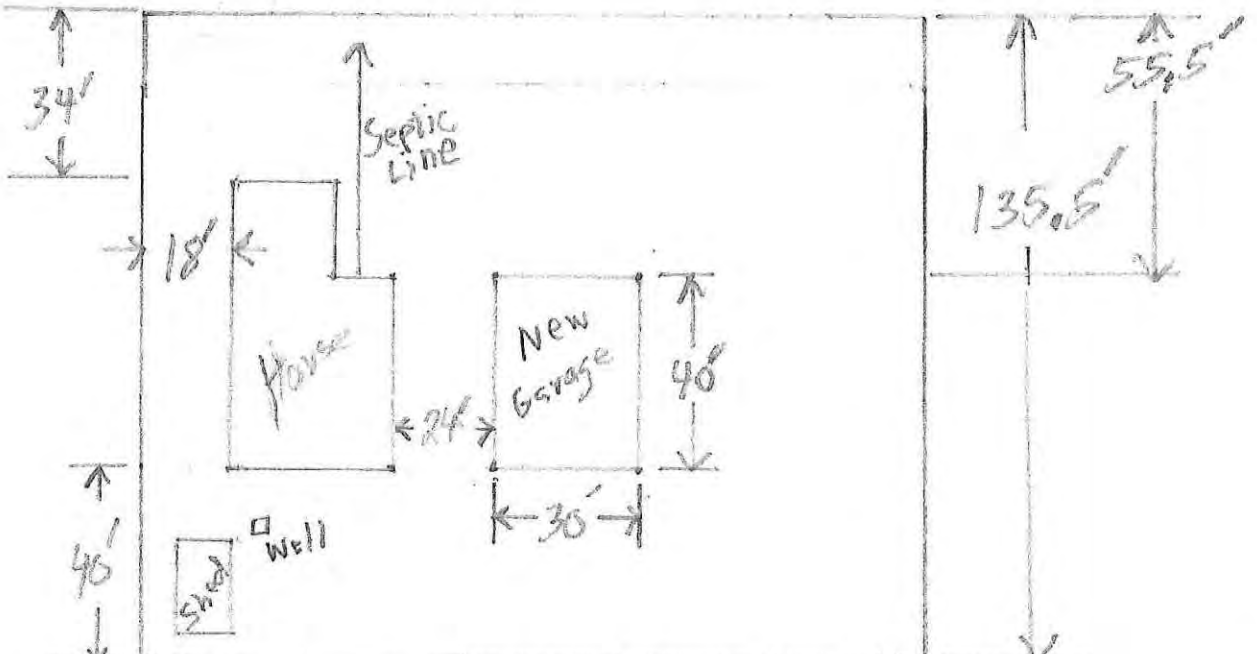
30' x 40' Garage + Neighbor House

Neighbor House

1 sq. = 10'

NT

166'



Lot #5

1 Parcel # 0912-254-5341-0

26 27 28 29 30

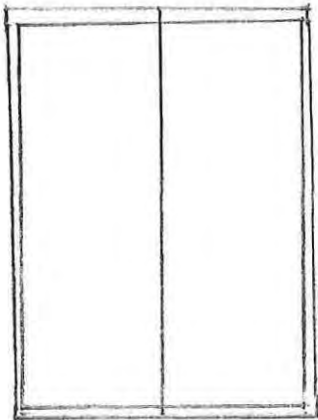
60'

Gregory A Clark
 107 Walnut St
 Edgerton, WI 53534
 608 292 0845

Buildings are 16%
 of land.

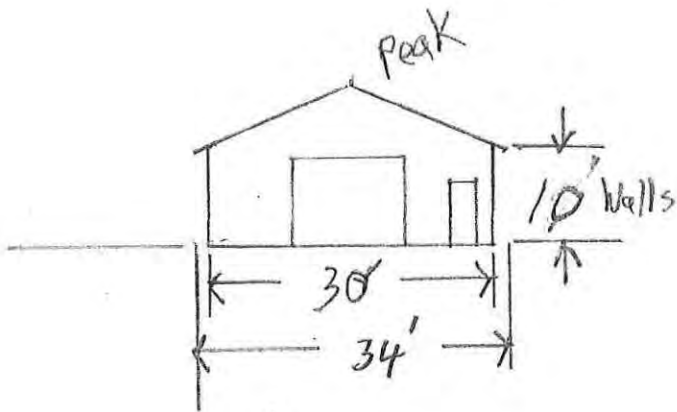
$$2 \text{ sq's} = 10'$$

30' x 40' Garage



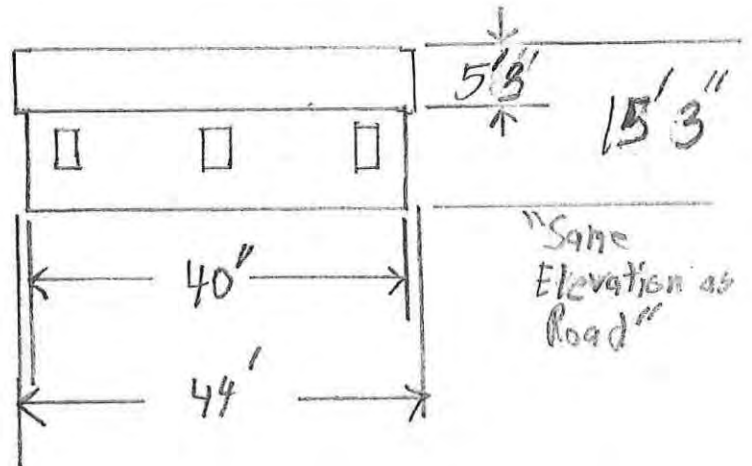
Top 4/12 pitch roof

$$\text{Avg Roof Ht.} = 13'$$



2' Overhang
each side
all ground.

Front



Right Side

Gregory A Clark
109 Walnut St
Edgerton, WI 53534

608 292 0845

Design Name: Garage Design
Design ID: 325252658665
Estimate ID: 88589

MENARDS
Design & Buy™ GARAGE

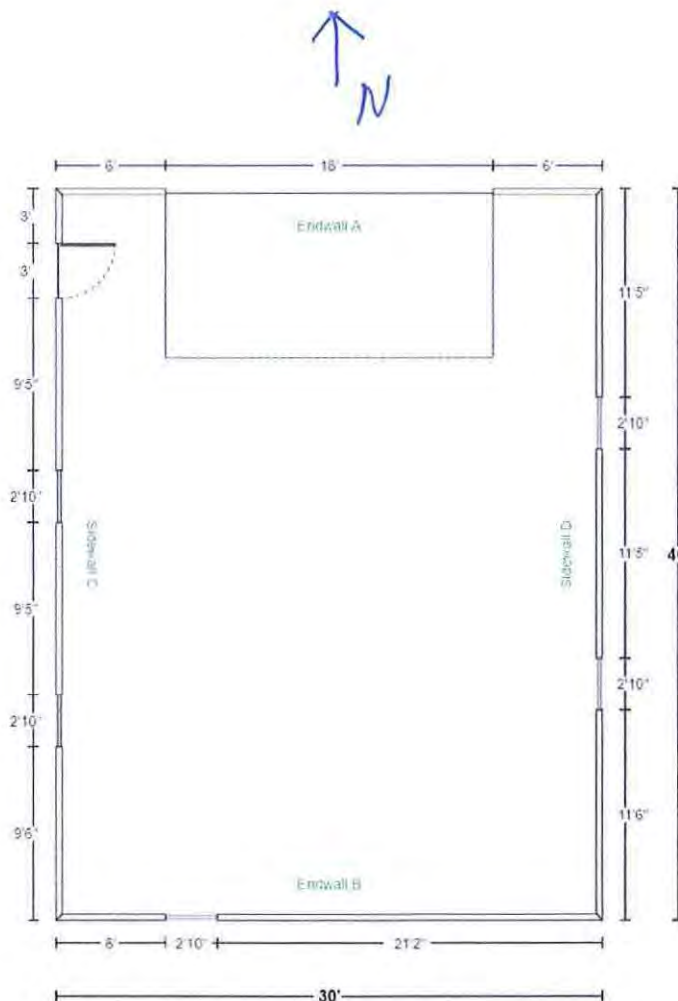
How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

Garage Image



Design Name: Garage Design
Design ID: 325252658665
Estimate ID: 88589

MENARDS'
Design & Buy™ GARAGE

Dimensions

Wall Configurations

*Illustration may not depict all options selected.



ENDWALL B

34"W x 48"H JELD-WEN® Vinyl Double Hung



SIDEWALL D

34"W x 48"H JELD-WEN® Vinyl Double Hung

34"W x 48"H JELD-WEN® Vinyl Double Hung

Design Name: Garage Design
Design ID: 325252658665
Estimate ID: 88589

MENARDS'
Design & Buy™ GARAGE



SIDEWALL C

Mastercraft®; 36"W x 80"H Primed Steel Half Lite
34"W x 48"H JELD-WEN®; Vinyl Double Hung
34"W x 48"H JELD-WEN®; Vinyl Double Hung



ENDWALL A

Ideal Door®; Commercial 18' x 9' White Insulated Garage Door

*Some items like wainscot, gutter, gable accents, are not displayed if selected.