

# Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/20/2025	DCPCUP-2025-02660
Public Hearing Date	
05/27/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO	Phone with Area Code (608) 577-7487	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 4185 RIDGE RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) DEERFIELD, WI 53531		(City, State, Zip)	
E-MAIL ADDRESS allisonkay.rodriquez@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
4185 Ridge Rd					
TOWNSHIP COTTAGE GROVE	SECTION 14	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0711-141-8200-5		---		---	

CUP DESCRIPTION
Limited Family Business - contractor

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.241(3)	1.1

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)	
<input type="checkbox"/> Yes <input type="checkbox"/> No	RUH1		PRINT NAME:
Applicant Initials _____			DATE:



## Legend



Wetland



Floodplain



0 200 400 800 Feet

CUP 2660  
Rodriguez





**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:	Allison Rodriguez	Agent Name:	
Address (Number & Street):	4185 Ridge Rd.	Address (Number & Street):	
Address (City, State, Zip):	Deerfield, WI 53531	Address (City, State, Zip):	
Email Address:	Allisonkay.Rodriguez@gmail.com	Email Address:	
Phone#:	(608) 577-7487	Phone#:	

SITE INFORMATION			
Township:	Cottage Grove	Parcel Number(s):	018/0711-141-8200-5
Section:	14	Property Address or Location:	4185 Ridge Rd. Deerfield, WI 53531
Existing Zoning:	SFR-1	Proposed Zoning:	RR-1
		CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE	
Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): Limited Family Business	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: The conditional use permit would allow the owners to run their small family business from the property. The business is a residential remodeling business, with most of the business activities taking place in client's homes. The owners also want to build a 35'x60' accessory building on the property to use for business purposes - storing supplies and equipment, and carpentry shop space.	

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. <b>Only complete applications will be accepted.</b> 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 type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer

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: *Allison Rodriguez*

Date: 3/19/2025

## 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.

The limited family business is a residential remodeling business. It will operate entirely within the accessory building(s) on the property or in customers' homes.

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.

The neighborhood is rural and dispersed. The limited family business that this conditional use would facilitate is small enough in size and similar in nature to other activities happening in the neighborhood that it will not diminish the uses, values or enjoyment of other properties in the neighborhood.

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.

No, the conditional use would enable the owners to build an additional accessory building for business purposes. This additional building would make it possible for all business activities to happen within the accessory buildings on the property. This will not impede the normal and orderly development of surrounding properties.

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

No additional access roads will be needed to accommodate the conditional use. Utilities (electrical) will be connected to the house during construction and drainage will be planned so as not to cause issues with neighboring property.

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.

Yes, the conditional use should not impact traffic congestion in the public streets.

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

Yes, the limited family business that would operate on the property fits clearly within the definition of a limited family business. All business operations would happen in accessory buildings and only 1 FTE employee is not a family member residing on the premises.

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

The conditional use, to run a small residential remodeling business, is similar in nature but smaller in scale, to other businesses currently operating on neighboring properties.

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:
- 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.

The conditional use would allow for operation of Delta Remodeling LLC to happen on the property. The company is a small residential remodeling company with only one employee who is not a member of the family owning the property. Most of the work activities happen at customer's homes and include interior remodeling (kitchens, bathrooms, basements), exterior remodeling (decks, pergolas, patios, flat concrete), and home additions. The conditional use would include constructing an additional accessory building on the property, a pole shed (35'x60'), about 15' from the western edge of the property. In addition to the existing detached garage (24'x24'), the pole shed would be used for material and equipment storage as well as a carpentry shop. The carpentry shop would be used primarily for fabrication of custom shelving units and doors as well as painting and staining materials before installing them at customers' homes. The type of equipment used in the shop include saws, drills, air compressors, paint sprayers and a CNC machine. The company also currently owns three trailers, one skid steer and one mini skid steer. The additional building would allow for better storage of these items.

List the proposed days and hours of operation.

Monday - Friday 7:30am - 5:30pm

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

1 FTE employee, maximum number of personnel on the property at any time: 1, in addition to property owners.

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.

While the impact is anticipated to be negligible, the primary issues would be noise and dust. These will be mitigated by only operating the carpentry shop with the doors and windows closed, using a centralized dust collection system, and only operating during the stated business hours.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Once the pole shed is constructed, the only materials that will continue to be stored outside will be the white enclosed trailer and the work truck. The other two trailers and skid steers should fit inside of the accessory buildings and all work activities will happen inside of the accessory buildings as well.

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.

We will work with the Dane County Zoning office and the Town of Cottage Grove building inspector to ensure compliance with all stormwater and erosion control standards throughout the construction process.

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.

None outside of the primary residence.

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

No specific facilities, we use one of two trailers to collect trash from job sites and then transport it to the Dane County Landfill. Sawdust will be collected using a conventional dust collection system and disposed of.

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

N/A - no additional traffic is anticipated.

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

None

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. The pole shed will likely have one outdoor light near the entrance. It will be turned off each night, once work activities have concluded. The other existing outdoor lights are consistent with rural residential lighting.

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 are anticipated at this time. If we would like to put up a sign in the future, we would consult with Dane County Zoning and the Town of Cottage Grove.

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

The property is a single family residential home.

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

Surrounding properties are agricultural, commercial and residential. The property to the north (4191 Ridge Rd.) is the only property that is purely residential. All other surrounding properties are agricultural or residential with businesses.



## 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:

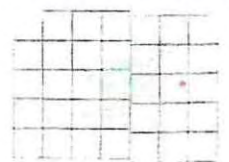
- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- ☐ Domestic pet or large animal boarding must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information 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).





Residence: 70' x 30'  
 Detached Garage: 24' x 24'  
 Proposed Pole Shed: 60' x 35'

Location in Dane County



0 30 60 120 Feet



2/26/2025

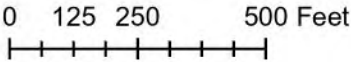
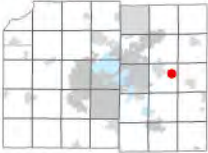
Created by Dane County Planning and Development Department, Zoning Division



# 4185 Ridge Rd, Town of Cottage Grove



Location in Dane County



2/26/2025

Created by Dane County Planning and Development Department, Zoning Division



**SURVEYORS CERTIFICATE**  
STATE OF WISCONSIN  
COUNTY OF DANE

# CERTIFIED SURVEY PLAT

I hereby certify that this survey is in compliance with Chapter 236.04 of the Wisconsin Statutes.

I hereby certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information furnished.

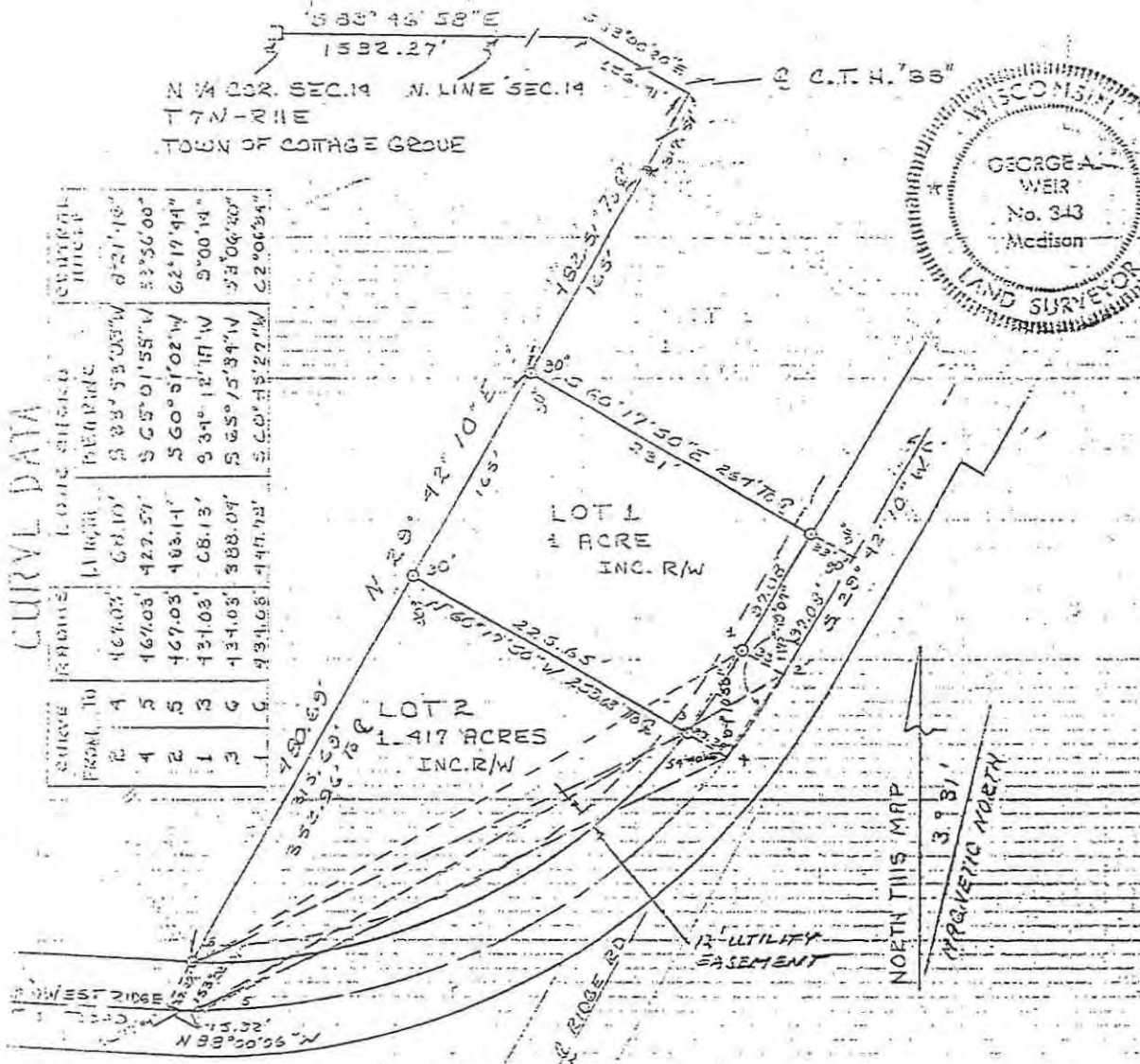
George A. Weir, Professional Land Surveyor, S 0843



GEORGE A. WEIR  
DANE COUNTY SURVEYOR  
City-County Building  
Madison, Wisc. 53701  
Phone office 266-4111  
home 233-2111  
EAST OFFICE  
2317 S. Stoughton Rd.  
Madison, Wisc. 53716  
Phone 222-8511

## CURVE DATA

CURVE	FROM	TO	RADIUS	CHORD	BEARING	CHORD BEARING
1	1	2	467.03	68.10	S 33° 53' 03" W	S 21° 18' 00" W
2	2	3	467.03	422.57	S 65° 01' 55" W	S 3° 56' 00" W
3	3	4	467.03	488.11	S 60° 51' 02" W	S 2° 17' 44" W
4	4	5	431.03	68.13	S 34° 12' 17" W	S 0° 00' 14" W
5	5	6	431.03	388.04	S 65° 15' 34" W	S 3° 06' 40" W
6	6	7	431.03	447.72	S 60° 15' 27" W	S 2° 06' 34" W



### LEGEND

Scale: 1 inch = 100 FEET  
Iron stakes found  
1" x 24" iron pipe driven  
min. wt. = 1.13 #/ln ft

SURVEYED J. R. K.  
DRAWN J. R. K.  
CHECKED G. A. W.  
APPROVED G. A. W.  
Field Book 514 Page 14  
Date of Survey 5/27/1973

SURVEYED FOR: MR. DONALD WENKES

RT 4 COTTAGE GROVE WISCONSIN

DESCRIPTION - LOCATION: A PART OF THE N 1/2 N 1/2 SEC. 19 T7N-R11E TOWN OF COTTAGE GROVE

DANE COUNTY WISCONSIN

APPROVED FOR RECORDING PER Dane County Agriculture, Zoning, Plan. & Water Resources Committee action of Oct. 4, 1973

### REGISTER OF DEEDS CERTIFICATE

Received for record this 10 day of Oct., 1973 at 11:00 o'clock, A.M. and recorded in Volume 5 of CERTIFIED SURVEY MAPS of Dane County on Page 2542.5

By: Vera Chapman, Deputy Register of Deeds  
1380157

DOCUMENT NO. 1380157  
CERTIFIED SURVEY MAP NO. 1306, VOLUME 5 PAGE 254

Official Map No. 1217

Sheet 1 of 2



DESCRIPTION: Part of the North 1/2 of the Northeast 1/4 of Section 14, Township 7 North, Range 11 East, Town of Cottage Grove, Dane County, Wisconsin, more fully described as follows: Commencing at the North 1/4 corner of said Section 14; thence S89°46'58"E, 1582.27 feet; thence S63°0'20"E, 156.41 feet; thence S29°42'10"W, 482.51 feet to the point of beginning of this description; thence S60°17'50"E, 264.00 feet; thence S29°42'10"W, 97.08 feet along the centerline of Ridge Road; thence continue along said centerline on a curve to the right of radius 467.03 feet whose long chord bears S60°51'02"W, 483.14 feet; thence N88°0'06"W, 15.92 feet; thence N29°42'10"E, 517.96 feet to the point of beginning of this description. Said parcel is subject to a public roadway over the Southeasterly and Southerly side thereof.

10-10-73

Field Map No. 3219A

DOCUMENT NO. 1380157

Sheet 2 of 2

CERTIFIED SURVEY MAP NO. 1566, VOLUME 5, PAGE 255



State Permit # 32582  
County Permit # 8137  
County Dane

Date Approval Received from State if Required

State Plan I.D. #

Mailing Address: MADISON WISC

Subdivision Name, \_\_\_\_\_ nearest road, lake or landmark Blk# \_\_\_\_\_ Village \_\_\_\_\_

C. TYPE OF OCCUPANCY: \*Commercial \_\_\_\_\_ \*Industrial \_\_\_\_\_ \*Other (specify) \_\_\_\_\_ \*Variance \_\_\_\_\_

Single family X Duplex \_\_\_\_\_ No. of Bedrooms 3 No. of Persons \_\_\_\_\_

D. TYPE OF APPLIANCES: Dishwasher ☒ YES ☐ NO Food Waste Grinder ☒ YES ☐ NO # of Bathrooms 1 1/2  
Automatic Washer ☒ YES ☐ NO Other (specify) \_\_\_\_\_

E. SEPTIC TANK CAPACITY 1000 Total gallons No. of tanks 1

\*Holding tank capacity \_\_\_\_\_ Total gallons \_\_\_\_\_ No. of tanks \_\_\_\_\_

New Installation   X   Addition            Replacement            Prefab Concrete   X  

\*Poured in Place \_\_\_\_\_ Steel \_\_\_\_\_ Other (specify) \_\_\_\_\_

F. EFFLUENT DISPOSAL SYSTEM: Percolation Rate 1) 15 2) 15 3) 15 Total Absorb Area 900 sq. ft.

New ☒ Addition ☐ Replacement ☐ \* Fill System ☐

Seepage Trench: No. Lin. Feet \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_ Tile Depth \_\_\_\_\_ No. of Trenches \_\_\_\_\_

Seepage Bed: Length 45' Width 20' Depth 60" Tile Depth 48" No. of Lines 4

Seepage Pit: Inside diameter \_\_\_\_\_ Liquid Depth \_\_\_\_\_ Tile Size 4"

Percent slope of land 8% W Distance from critical slope \_\_\_\_\_

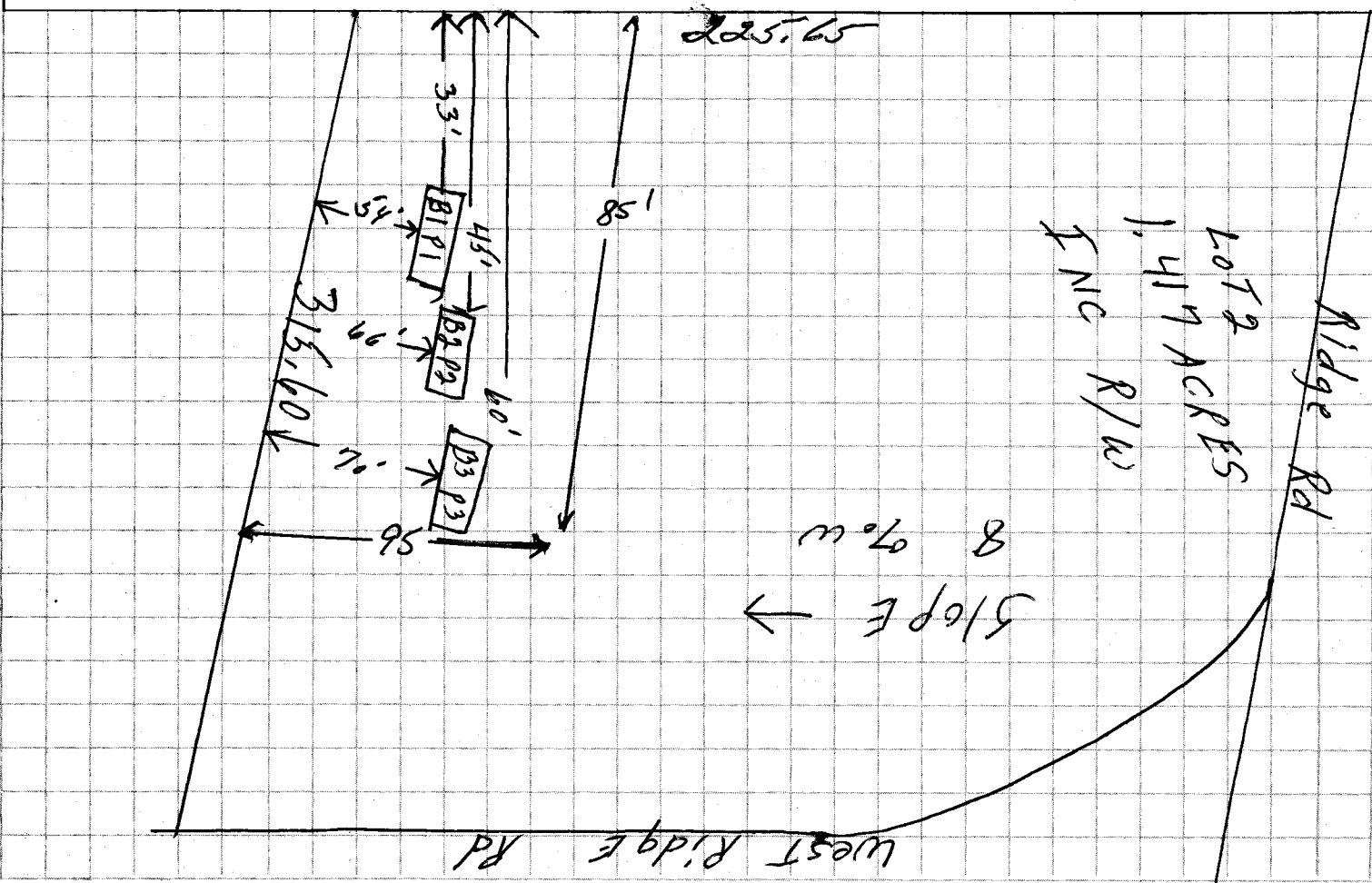
I, the undersigned, do hereby certify that the information I have reported is in accord with Section H62.20, Wisconsin Administrative Code, and that I have sized the effluent disposal system from the EH-115 prepared by the Certified Soil Tester,

NAME Robert T LARSON C.S.T. # 783 and other information

obtained from \_\_\_\_\_ (owner/builder).

Plumber's Signature Robert Fauson MP/MPSRW# 3082 Phone # 873-9771

**PLAN VIEW:** Provide sketch below of system (include direction of slope and all distances in accord with H62.20, including well).



**Do Not Write in Space Below - FOR DEPARTMENT USE ONLY**

Date of Application 3-8-26 Fees Paid: State 1- County 20- Date

Permit Issued/Rejected (date) 3-8-76 Issuing Agent Name [Signature]

Inspection	Yes	No	Valid#	Date	Rec'd
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1. county (white copy)

3. owner (green copy)

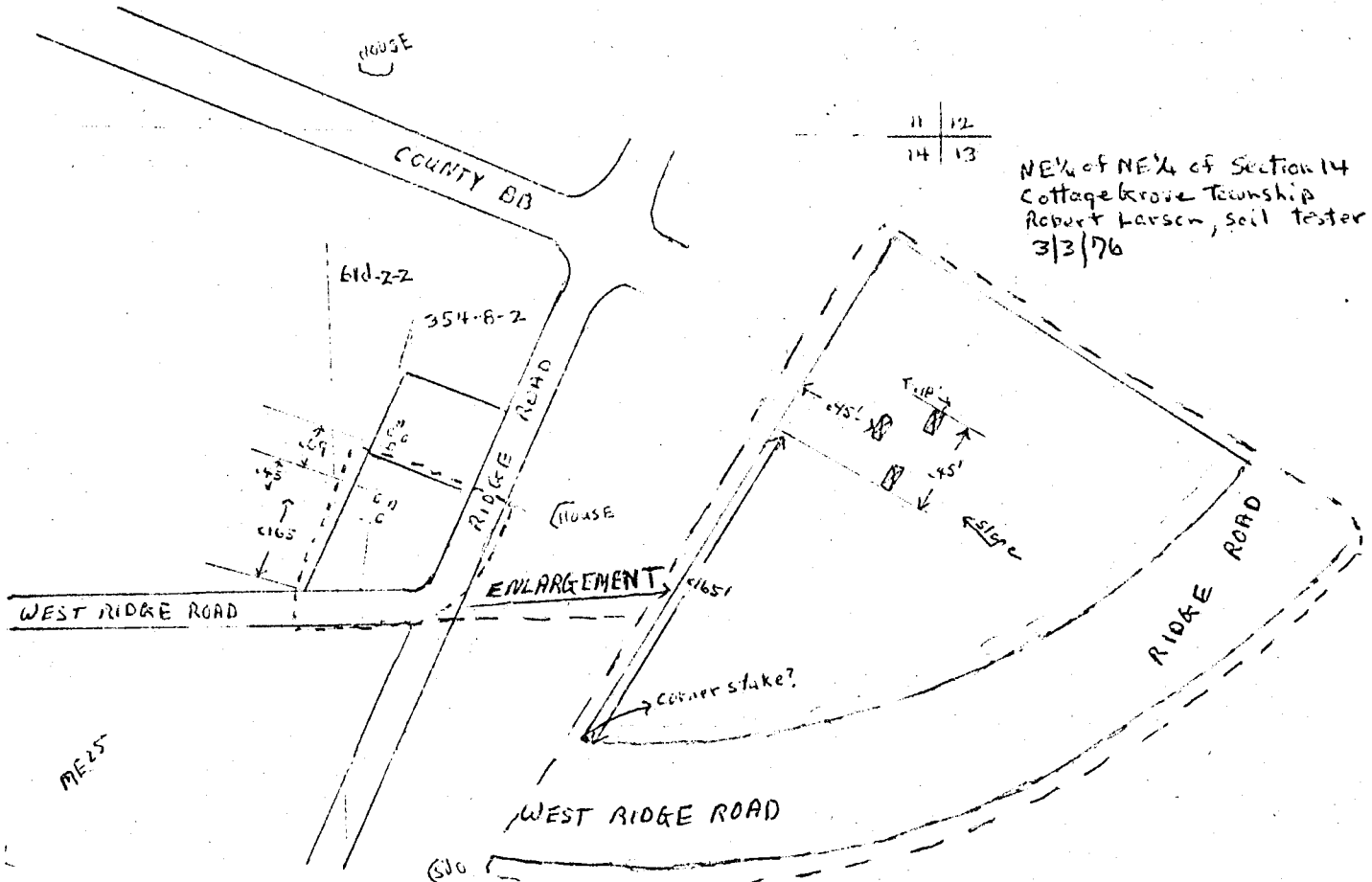
DIVISION OF HEALTH, P.O. BOX 309, MADISON, WI 53701

2. state (pink copy)

4. plumber (canary copy)

Revised Date 3/1/75





11	12
14	13

NE 1/4 of NE 1/4 of Section 14  
 Cottage Grove Township  
 Robert Larson, Soil Tester  
 3/3/76



**CUP 2660 Legal Description**

Lot 2 of Certified Survey Map Number No. 1306, recorded in Volume 5, Pages 254-255 of Certified Survey Maps of Dane County as Document No. 1380157, located in the North  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 14, Town of Cottage Grove, Dane County, Wisconsin.