

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
08/19/2020	DCPCUP-2020-02506
<b>Public Hearing Date</b>	
10/27/2020	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME LISA M NELSON	Phone with Area Code (608) 469-2720	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3204 COUNTY HIGHWAY A		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS lisafrey411@gmail.com		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
172 State Hwy 138		
TOWNSHIP DUNKIRK	SECTION 31	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0511-311-9160-0	---	---

<b>CUP DESCRIPTION</b>
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10.103(12) Limited Family Business - Hair Salon

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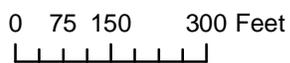
	<b>DEED RESTRICTION REQUIRED?</b>	Inspectors Initials	<b>SIGNATURE:(Owner or Agent)</b>
	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	RWL1	
	Applicant Initials _____		<b>PRINT NAME:</b>
			<b>DATE:</b>

COMMENTS: LIMITED FAMILY BUSINESS - HAIR SALON



**Legend**

- |   |   |
|---|---|
|  Wetland    | <b>Significant Soils</b>  |
|  Floodplain |  Class 1 |
|   |  Class 2 |



CUP 02506  
LISA M NELSON



**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:	Mark + Lisa Nelson	Agent Name:	
Address (Number & Street):	172 State Rd. 138	Address (Number & Street):	
Address (City, State, Zip):	Stoughton WI 53589	Address (City, State, Zip):	
Email Address:	lisa.frey411@gmail.com	Email Address:	
Phone#:	(608) 469-2120	Phone#:	

### SITE INFORMATION

Township:	town of DUNKIRK	Parcel Number(s):	<del>026/0511-311-9160-0</del>
Section:	2	Property Address or Location:	172 State Rd. 138 Stoughton WI 53589
Existing Zoning:	RR4	Proposed Zoning:	
		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"/>
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Provide a short but detailed description of the proposed conditional use:  
 We are looking at putting up an outdoor building with running water and sewage. Most of the building would be cold storage, but we need the conditional use permit so that we can install a bathroom as well as a hair sink. We're looking at having a one person salon for an independant business. Only one stylist (Lisa Nelson) co. owner of property.

### 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 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: Lisa Nelson

Date: 8.14.20

## 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 current zoning permits us to do this kind of business within the dwelling of our home. We are looking at doing this exact business, only in a detached building.

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.

Again - as our current zoning allows us to do this business within our home, we would be doing the same thing in the detached building approximately 30 feet from our house.

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.

Our current zoning allows us to put the building up - just looking to be able to have running water & sewage (septic use) so we can put the family business that could already be in our home in the building.

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

There would not need to be any additional <sup>site</sup> improvements to accommodate the conditional use.

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.

Being that this is a single person salon there should not be any additional traffic or congestion that would cause harm especially because how it is now could have this within our home that already exists.

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

It will conform to all applicable regulations of the district in which it is located.

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

This conditional use will not interfere with any of the adopted town & county comprehensive plan.

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 Our zoning is RR4

• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

N/A

• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

N/A

• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

N/A

• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

**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.

I am looking for a conditional use permit to be able to have my limited family business that I can currently have in my home outside my home to a portion of an out building that we want to construct. Most of the out building will be cold storage but I want to finish a small portion (about 20' x 20') for the business. I plan on doing my clients haircare/massage, possibly health coaching. I would be the only employee and would have no outside or big equipment. I would have everything in my space within the roughly 60' x 40' new to be built building. Name of business would either be Lisa's Studio or Enso Wellness + Beauty - depending on if that name is available.

List the proposed days and hours of operation.

Monday - Friday anytime between 8:30 am - 8:30 p.m.

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

Just myself.

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.

There should be no additional noise, odors, dust, soot, runoff or pollution associated with this conditional use. There are no impacts to neighboring properties.

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

There will be nothing outside of the building that has anything to do with the limited family business.

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.

Once we start the building process of the building the appropriate erosion control standards will be in place prior to.

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.

We will use the current well and septic. The amount of business that's done shouldn't need anything additional. would be no different than running it out of the home.

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

There would be one extra garbage can and one extra recycle can if allowed - otherwise would just use the existing house cans.

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

There would be just regular traffic - no more than friends visiting or having the business in the home.

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 I use organic hair color / products.

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.

I would have lights on the building that is to be put up. Either way with or without the conditional use permit these would be there.

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

The only sign would be a small addition to our address sign that already exists.

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

Current use of the property is a single family home.

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

There is a farm across the street as well as way off the back corner.



429'

125'

31'4"

inspection tube

At grade  
septic

609.54'

296'

septic cover

136'6"

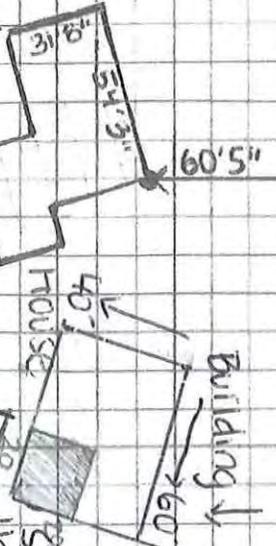
170'

Center of old  
307' driveway

609.54'

HWY 138

190ft.4"



Shaded areas is  
the area of  
conditional use  
limited family  
customers  
parking

76'

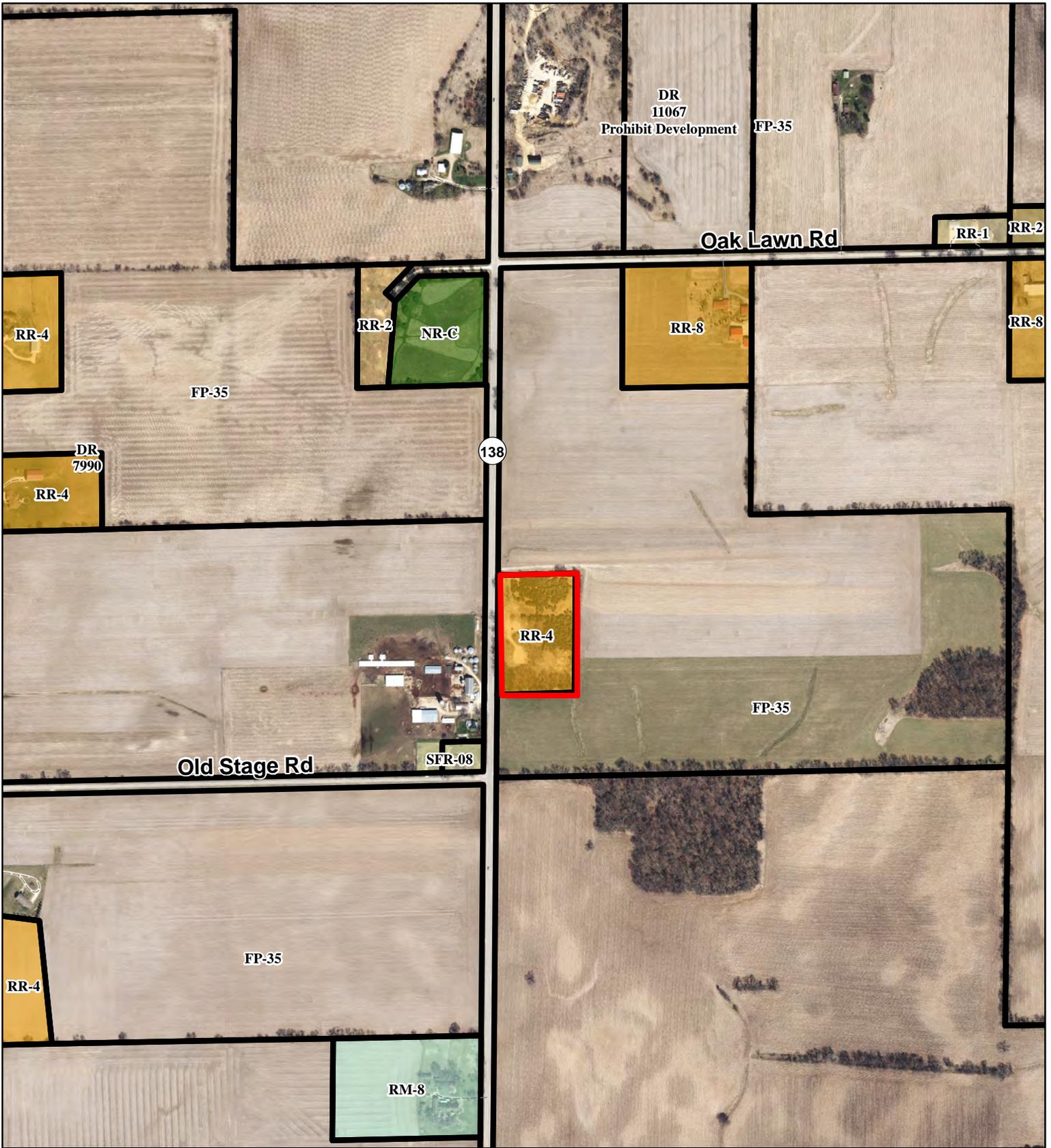
well

158'

Center of  
new driveway  
38'

429'

8 squares  $12.5' \times 12.5' = 100 \text{ ft}^2$   
 $1 \frac{5}{8}''$  (12.5' square)



0 250 500 1,000 Feet

# 172 State Hwy 138 Neighborhood Plan