

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 ^{site} 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 outbuilding 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 Enzo 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 is 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](#).

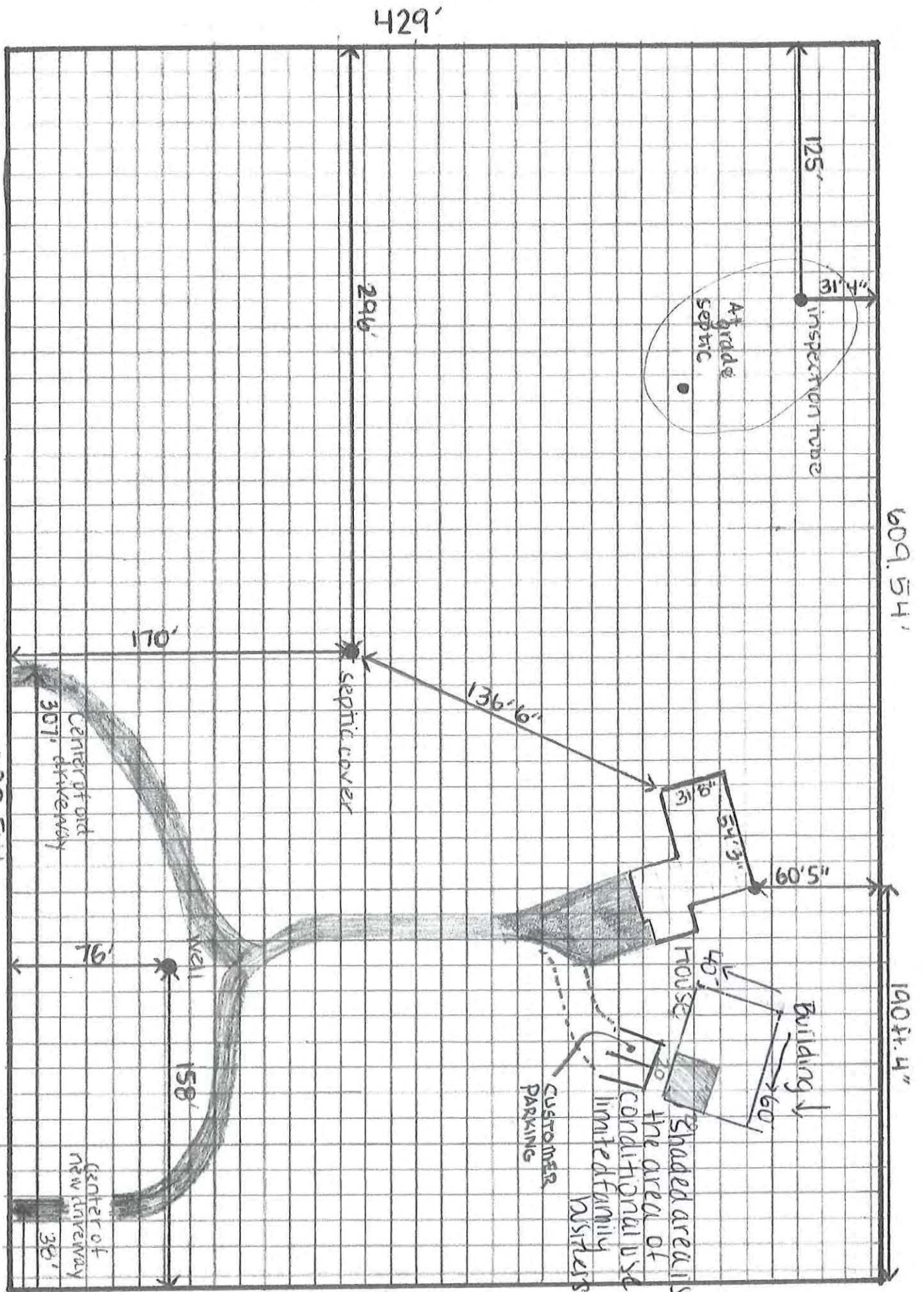
The only sign would be a small addition to our address sign that already exists.

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.



8 squares $\frac{1}{8}$ " = 100 ft
 $1\frac{5}{8}$ " (12.5' square)