

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
08/28/2023	DCPCUP-2023-02608
Public Hearing Date	
10/24/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME RICHARD CLUTSON REV TRUST & PATRICIA ZIEBOL	Phone with Area Code 608-359-888	AGENT NAME MARCIA TARRANT	Phone with Area Code (608) 334-1450
BILLING ADDRESS (Number, Street) 2229 WILLIAMS POINT DR		ADDRESS (Number, Street) 1881 S. BROOKLYN ROAD	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS RCLUTSON2AOL.COM		E-MAIL ADDRESS MTARRANT26@AOL.COM	

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
2229 WILLIAMS POINT DRIVE		
TOWNSHIP PLEASANT SPRINGS	SECTION 19	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0611-191-3562-0	---	---

CUP DESCRIPTION

ALLOW AN ACCESSORY BUILDNG TO BE UP TO 16 FEET IN HEIGHT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)(a)	0.8
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
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COMMENTS: THE ROOF OF AN EXISTING ACCESSORY BUILDING IS BEING RECONSTRUCTED TO ALLOW FOR A 2ND STORY STORAGE AREA.



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:	Richard A. Clutson Rev. Trust	Agent Name:	Marcia Tarrant
Address (Number & Street):	+ Patricia Ziebol	Address (Number & Street):	1881 S. Brooklyn Drive
Address (City, State, Zip):	2229 Williams Point Dr.	Address (City, State, Zip):	Stoughton, WI 53589
Email Address:	Stoughton, WI 53589	Email Address:	mtarrant26@AOL.com
Phone#:	608-359-9884 → rclutson@AOL.com	Phone#:	608-334-1450

SITE INFORMATION			
Township:	Dunn Pleasant Springs	Parcel Number(s):	046/0611-191 3562-0
Section:	10.251(3)(a)	Property Address or Location:	2229 Williams Point Drive
Existing Zoning:	SFR-08	Proposed Zoning:	CUP Code Section(s): 10.251(3)(a)

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):	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: <div style="font-family: cursive; color: blue; font-size: 1.2em; margin-top: 10px;"> garage remodel to allow a roof height that exceeds the 12' limit (16' maximum) </div>	

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 checked="" type="checkbox"/> Site Plan drawn to scale	<input checked="" 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 (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: _____

Date: _____

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 conditional use permit is for the reconstruction of an existing garage. The existing garage caused no harm in the neighborhood.

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 reconstruction of the existing garage will improve the esthetics of 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.

The neighborhood is single family residential development. Detached residential garages are common in residential neighborhoods.

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

There are already existing utilities & driveway to the garage. No new utilities are required.

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.

There is an existing driveway.

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

In order to have additional height a conditional use permit is needed. The height will not exceed 16'.

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

The town plan identifies it as residential development.

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.

Remodeling existing garage to add a 2nd Floor storage area.

List the proposed days and hours of operation. N/A

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.

N/A

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

N/A

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.

N/A

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

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

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.

N/A

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

N/A

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

Single Family Residence

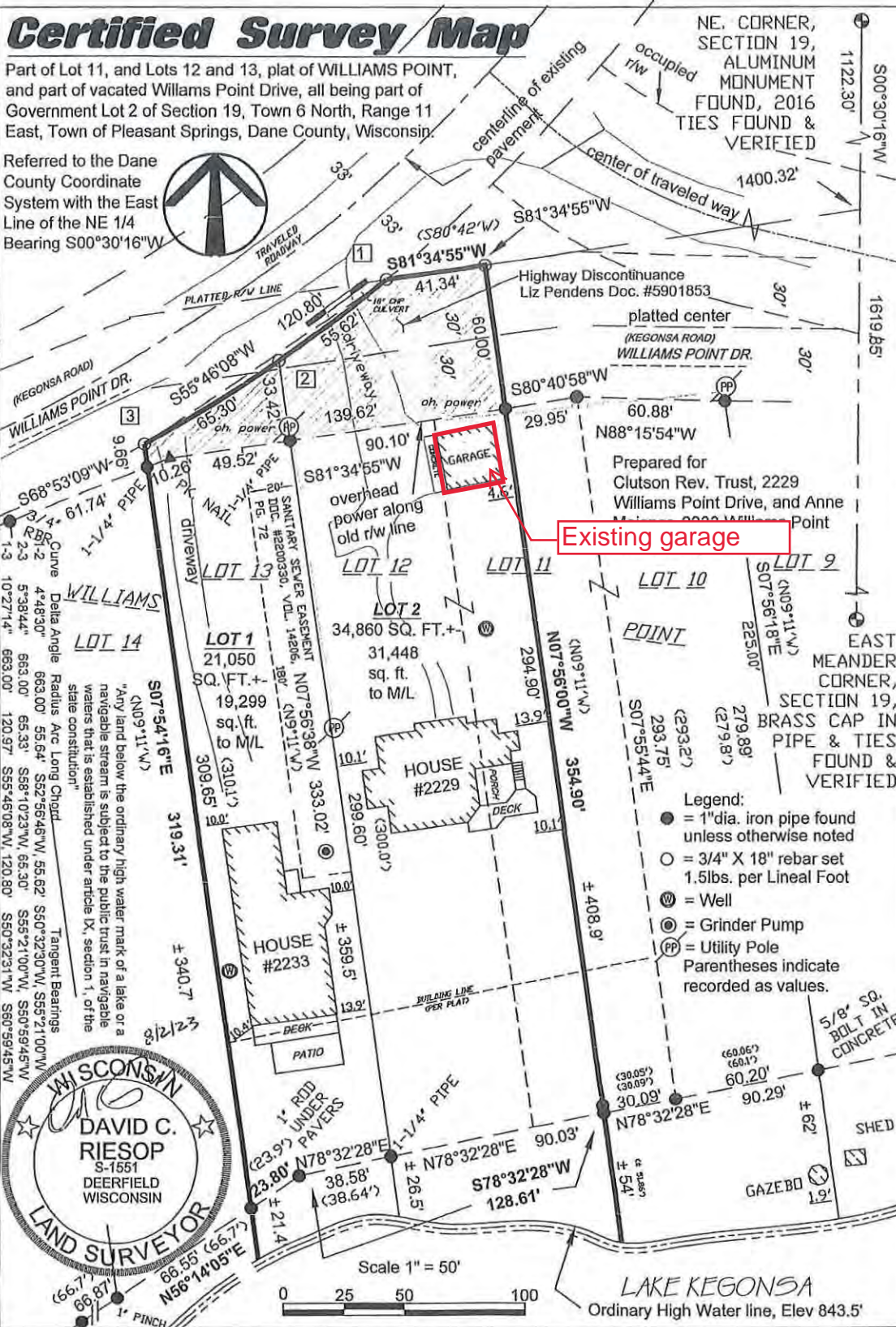
Briefly describe the current uses of surrounding properties in the neighborhood.

Single Family Residence

Certified Survey Map

Part of Lot 11, and Lots 12 and 13, plat of WILLIAMS POINT, and part of vacated Williams Point Drive, all being part of Government Lot 2 of Section 19, Town 6 North, Range 11 East, Town of Pleasant Springs, Dane County, Wisconsin.

Referred to the Dane County Coordinate System with the East Line of the NE 1/4 Bearing S00°30'16"W

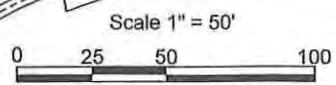


NE. CORNER, SECTION 19, ALUMINUM MONUMENT FOUND, 2016 TIES FOUND & VERIFIED

Existing garage

- Legend:
- = 1" dia. iron pipe found unless otherwise noted
 - = 3/4" X 18" rebar set 1.5lbs. per Lineal Foot
 - ⊙ = Well
 - ⊕ = Grinder Pump
 - ⊕ = Utility Pole
- Parentheses indicate recorded as values.

WISCONSIN
DAVID C. RIESOP
 S-1551
 DEERFIELD WISCONSIN
LAND SURVEYOR



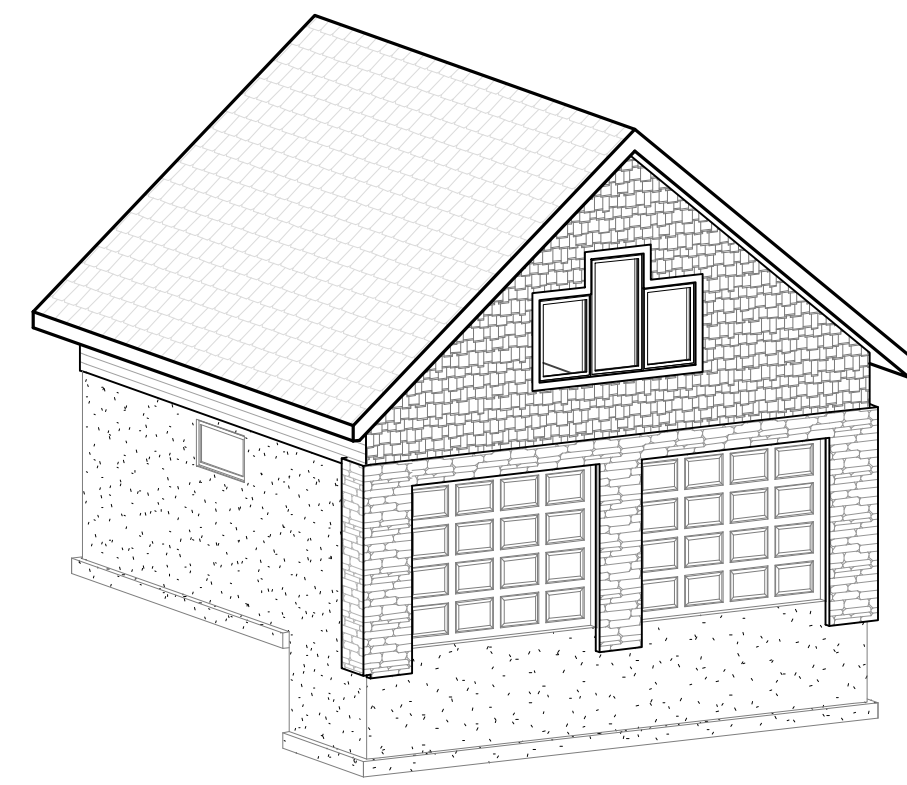
LAKE KEGONSA
 Ordinary High Water line, Elev 843.5'

Wisconsin Mapping, LLC
 surveying and mapping services
 306 West Quarry Street, Deerfield, Wisconsin 53531
 (608) 764-5602

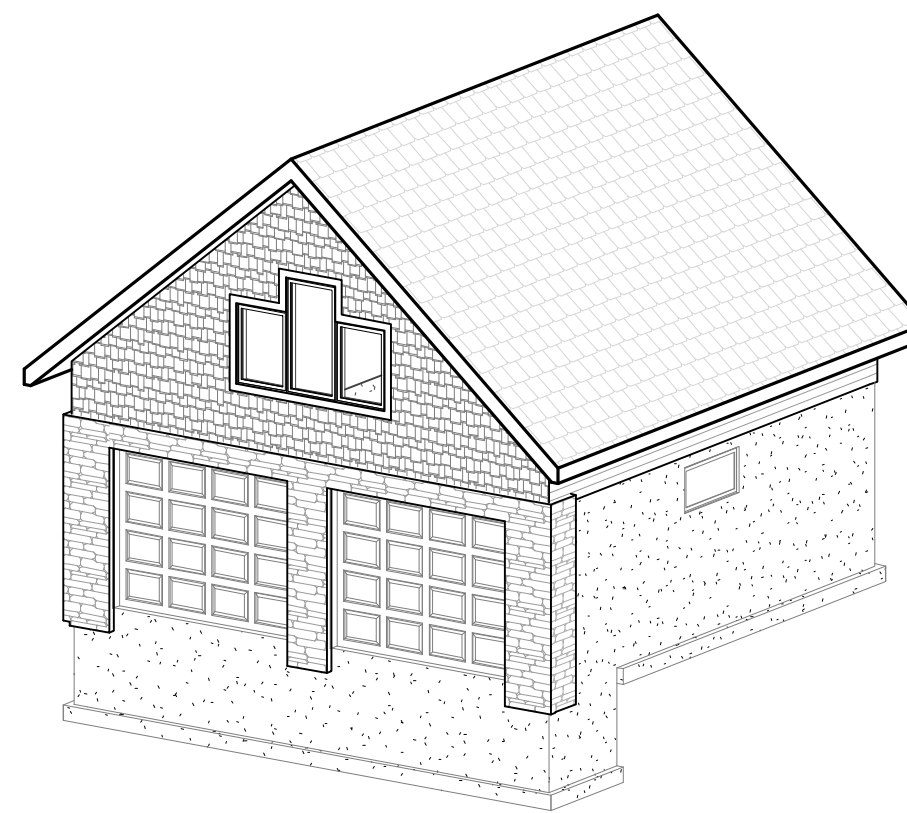
Dwg. No. 5955-22B Date 4/20/2023
 Sheet 1 of 4 8/01/23
 Document No. _____
 C. S. M. No. _____ V. _____ P. _____

CUP 2608

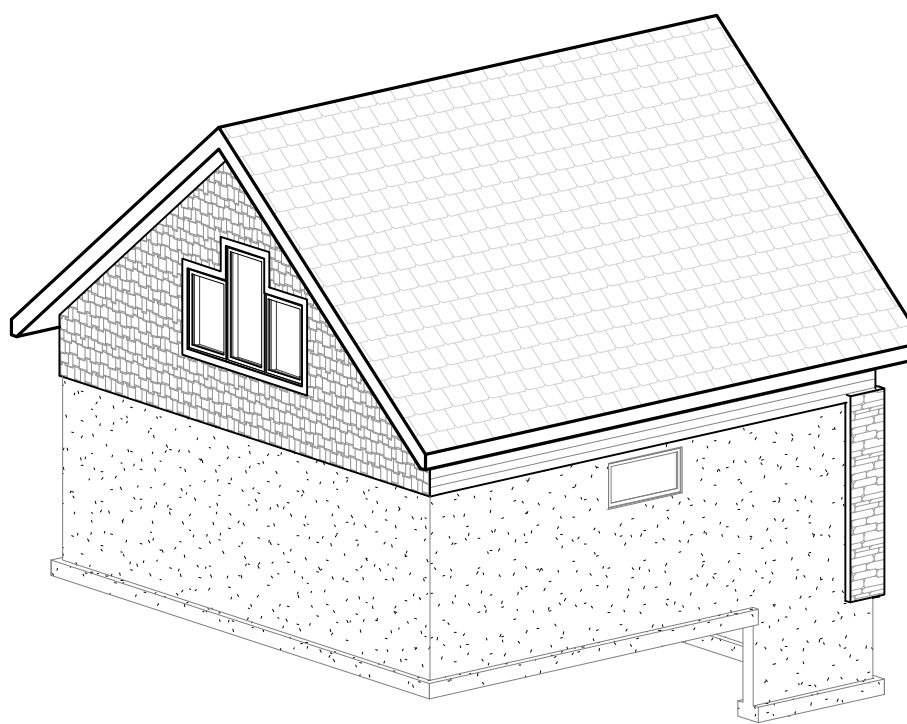
The west ½ of Lot 11 and all of Lot 12 of the Williams Point Subdivision Plat including the approximate easterly 90 feet of the William Point Drive discontinued town highway as described under Dane County Register of Deeds document #5914179



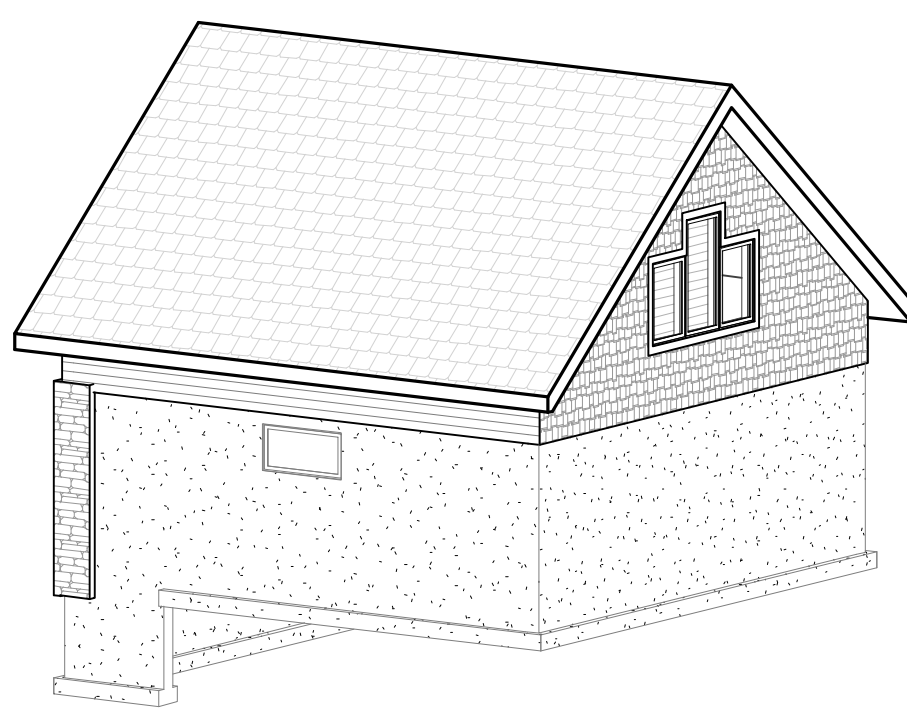
FRONT LEFT



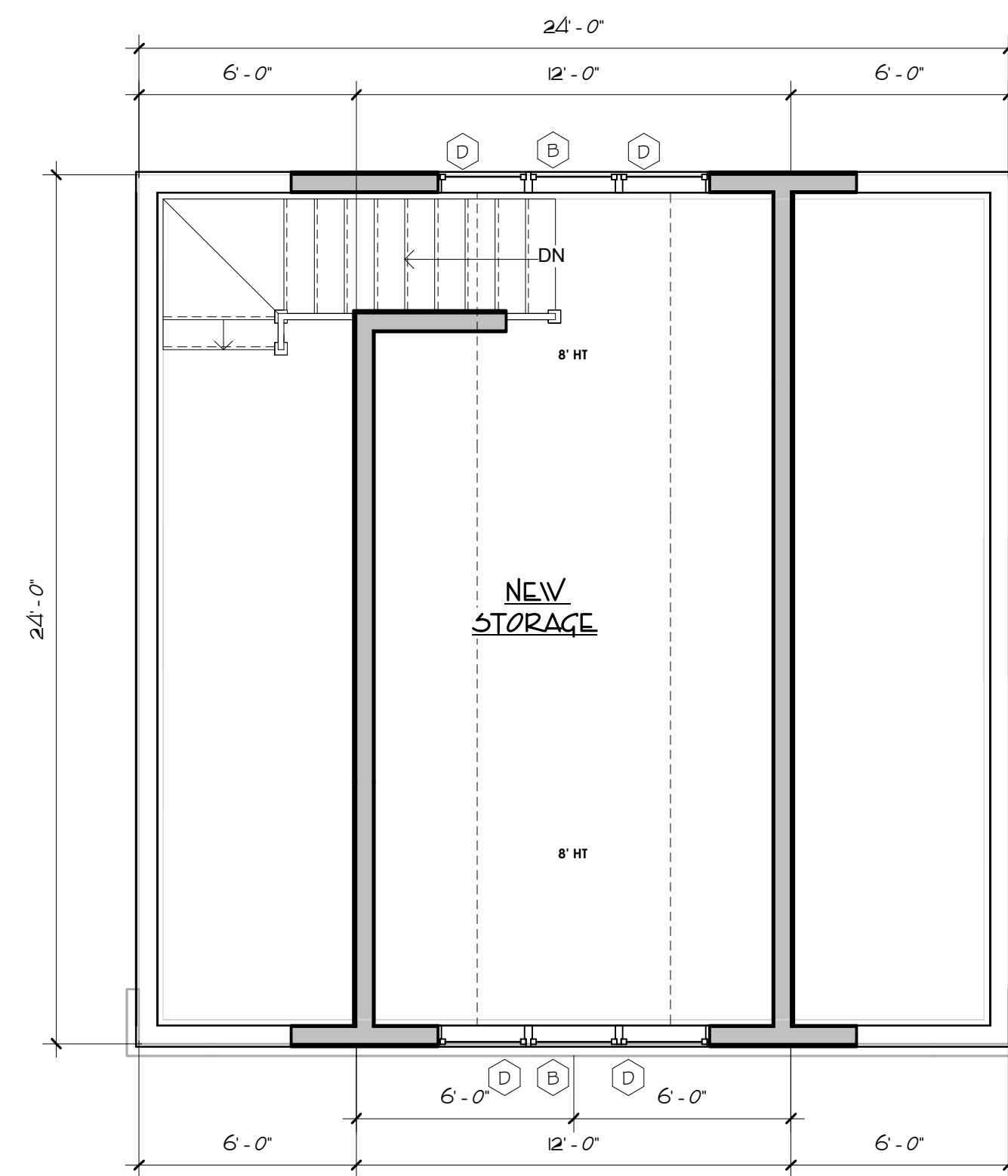
FRONT RIGHT



REAR RIGHT



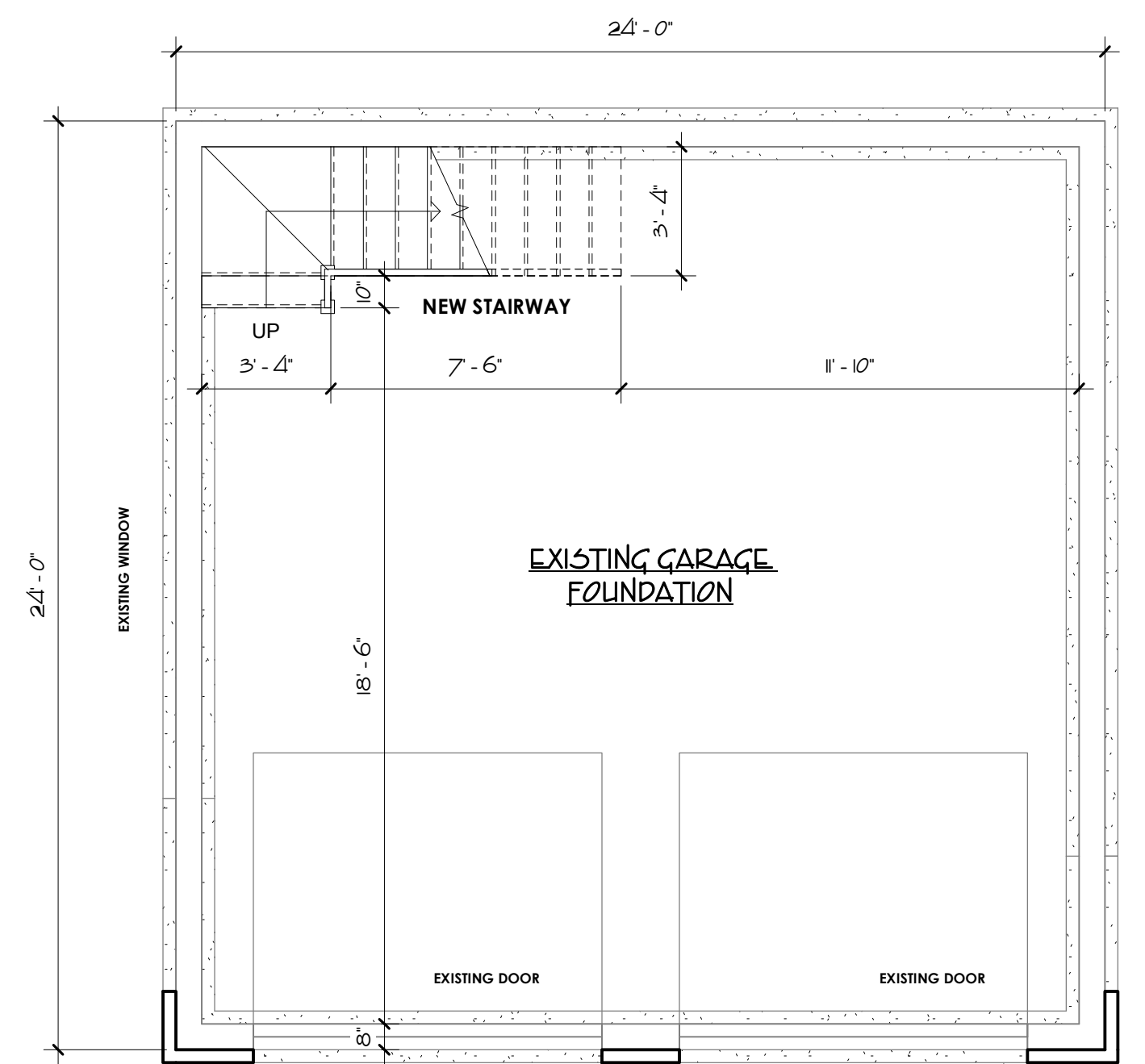
REAR LEFT



FIRST FLOOR PLAN

1/4" = 1'-0"

Window Schedule			
Type Mark	Count	Description	Model
B	2	Casement	30x60
C	2	Existing Garage	
D	4	Fixed	30x42



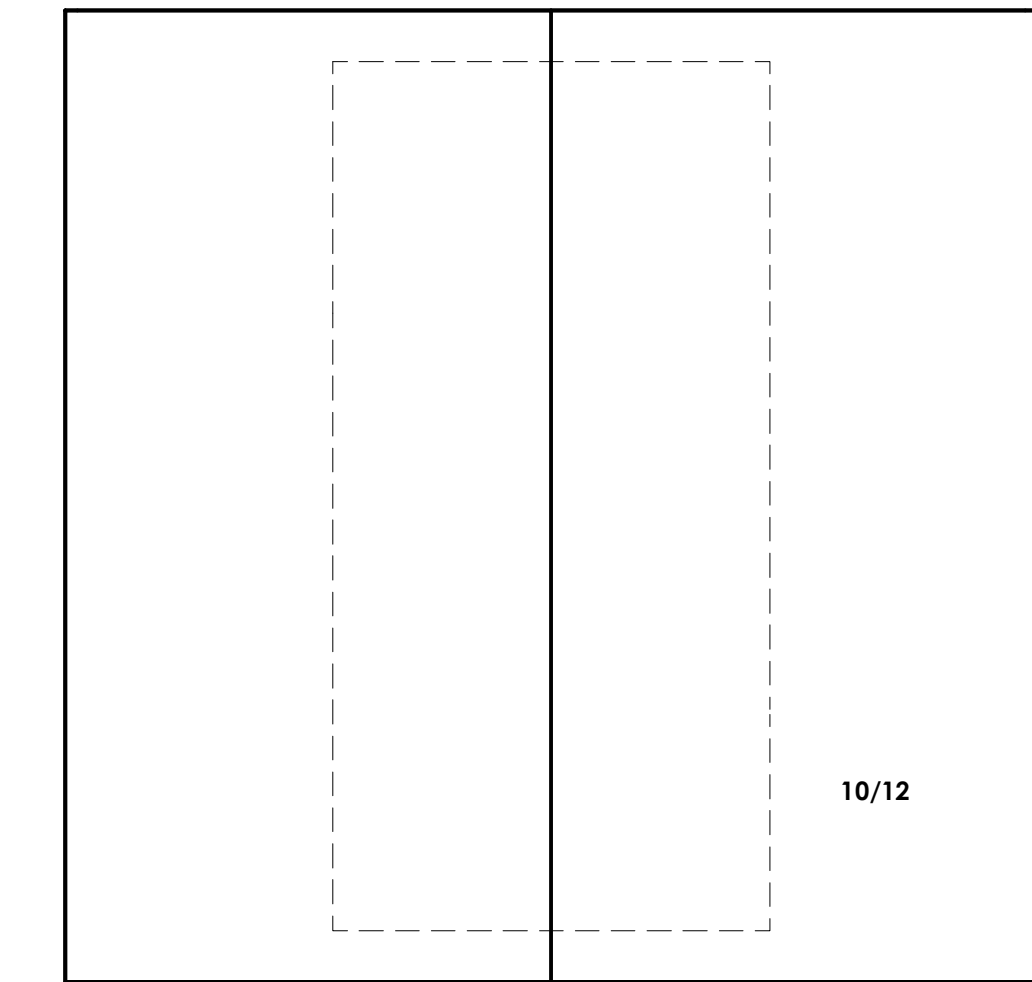
FOUNDATION PLAN

1/4" = 1'-0"



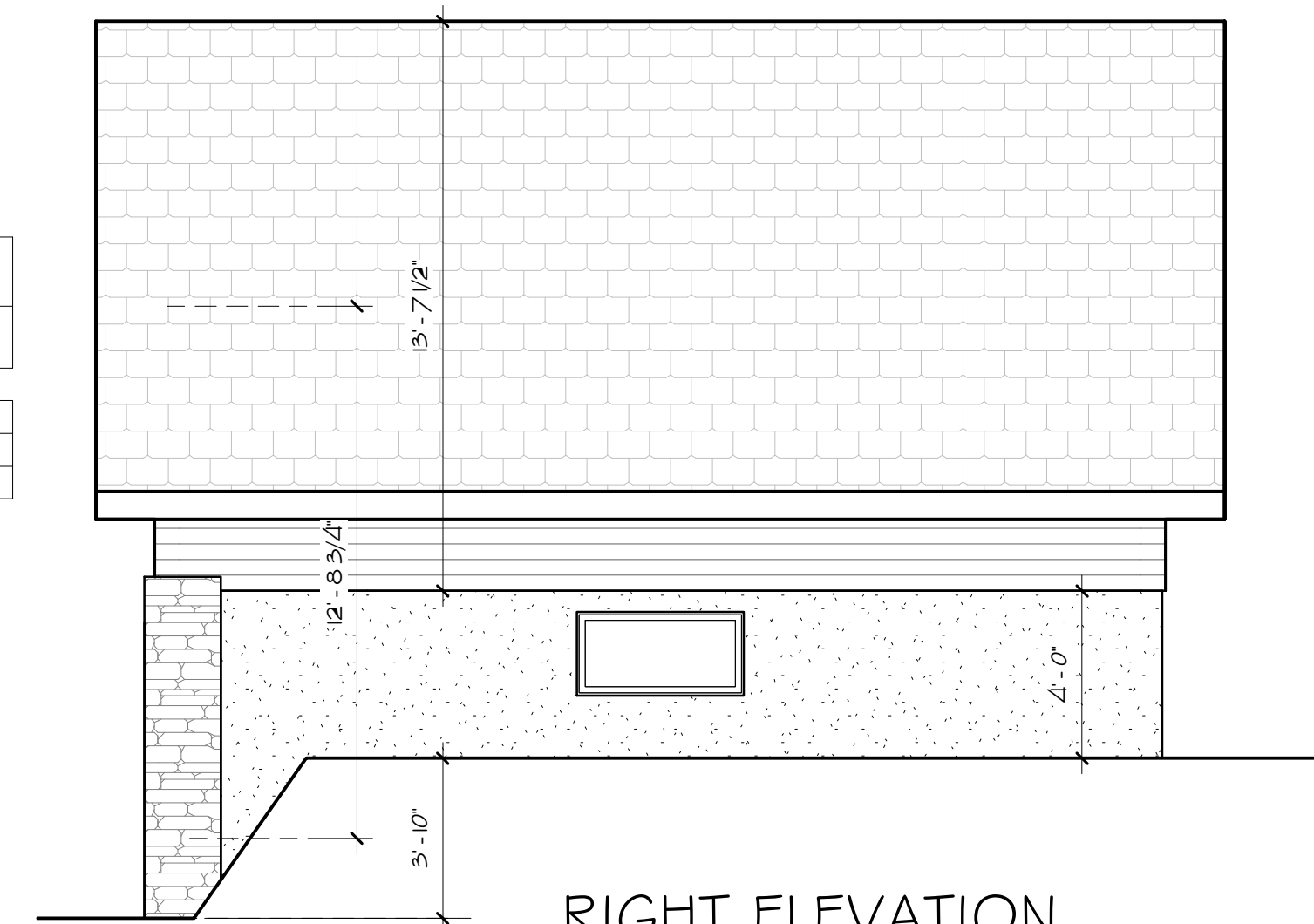
FRONT ELEVATION

1/4" = 1'-0"



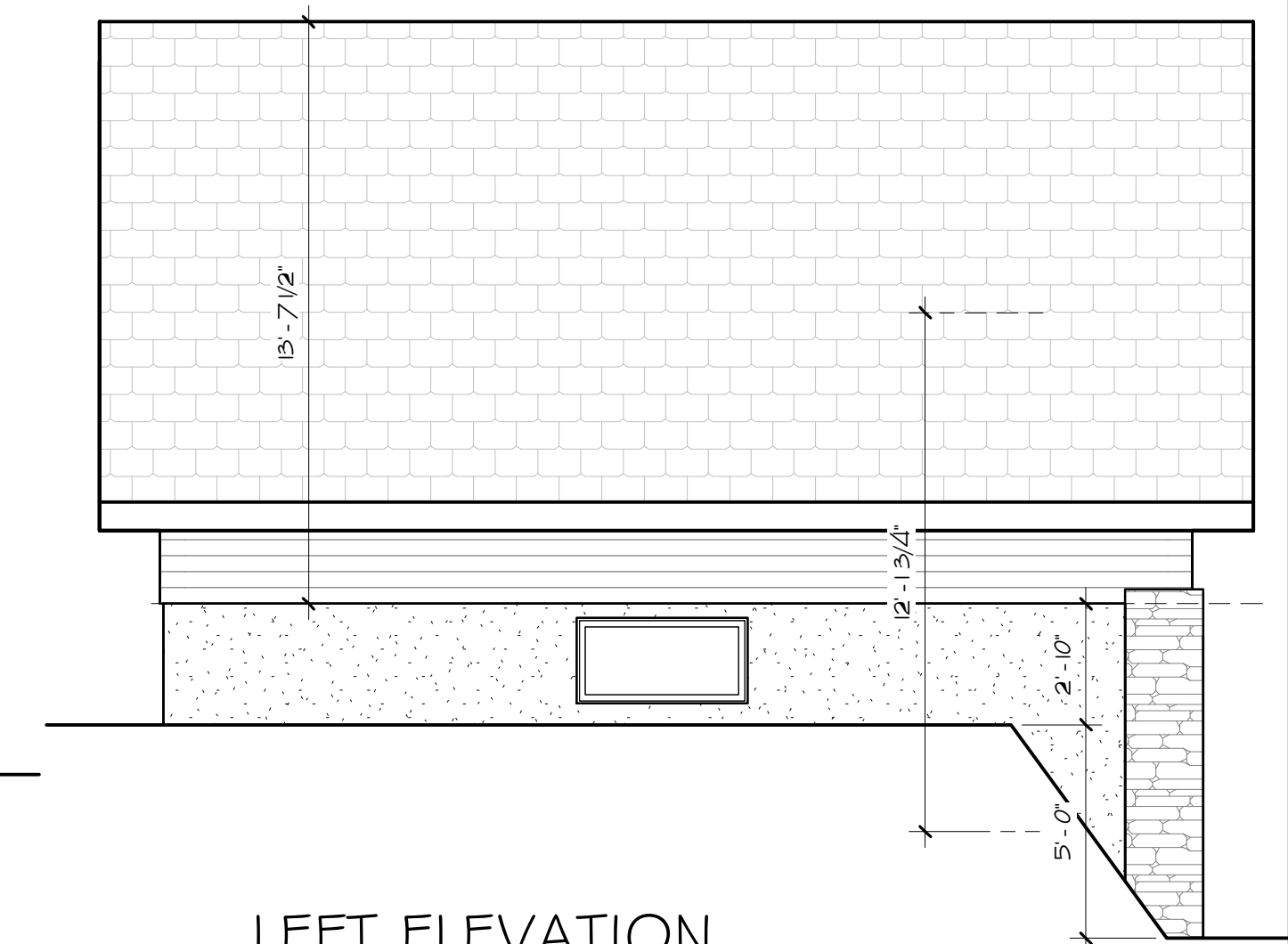
ROOF PLAN

3/16" = 1'-0"



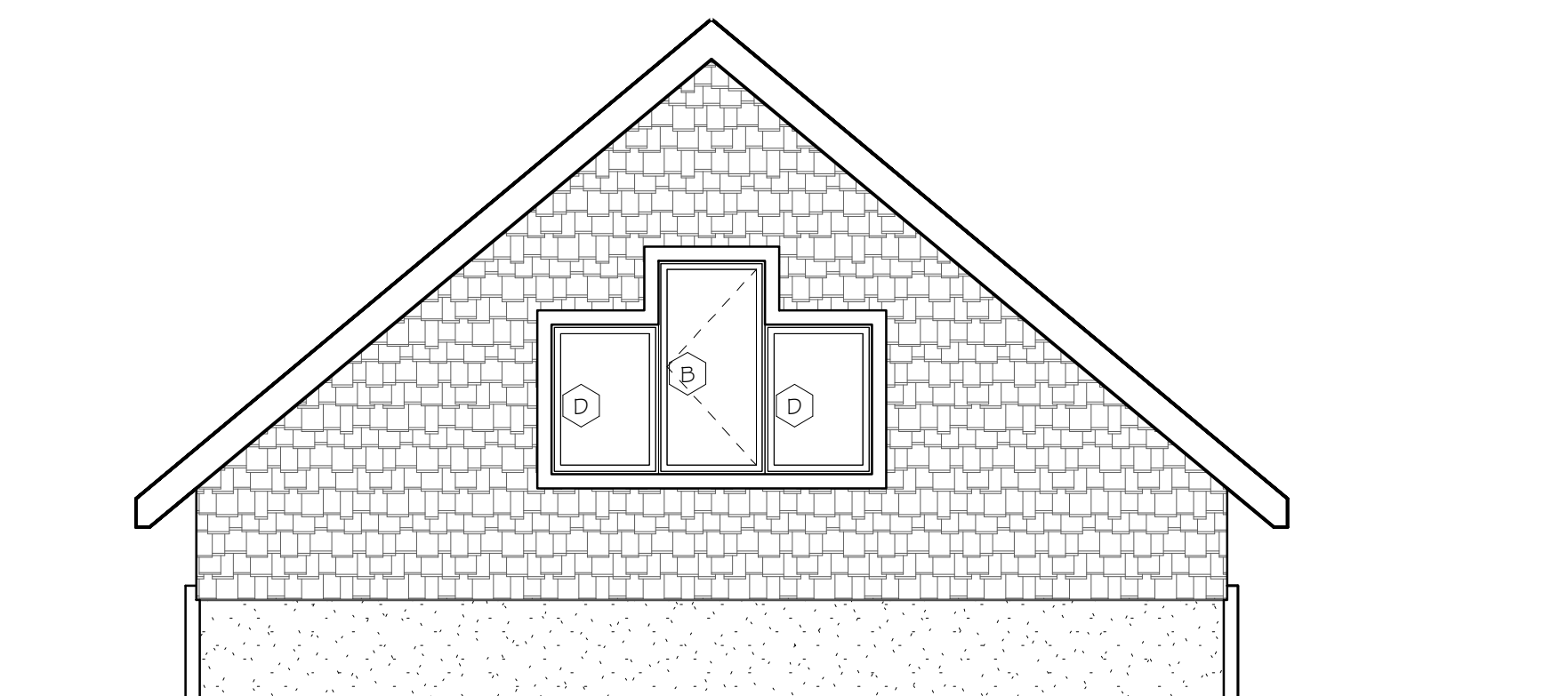
RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

Although every effort has been taken to ensure the accuracy of this plan CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.

CMV DESIGNS LLC
Residential Drafting and Design Service

cmv@cmvdesigns.net

608.217.3177

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2229 WILLIAMS POINT - GARAGE

DRWN BY:
cmv
DATE:
10/20/21

REVISION:
8/28/23