



## **Dane County Zoning Division**

City-County Building  
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# **DANE COUNTY CONDITIONAL USE PERMIT #2674**

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD  
PURSUANT TO SECTION 10.101(7) OF THE DANE COUNTY CODE OF ORDINANCES  
HEREBY:

GRANTS Conditional Use Permit #2674 for a Limited Family Business (tattoo parlor) operation  
conditioned upon Dane County Code of Ordinances Section 10.101(7)(d) and subject to the  
additional conditions listed below:

**EFFECTIVE DATE OF PERMIT: September 16, 2025**

**CUP EXPIRATION DATE: none (see below)**

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS  
FOLLOWS:

LOCATION: 575 London Road, Section 27, Town of Deerfield

LEGAL DESCRIPTION: Part of Lot 4, Dane County Certified Survey Map number 10609 being  
part of the SE ¼ of the SE ¼ of Section 27, T7N., R.12E., Town of Deerfield, Dane County,  
Wisconsin being further described as follows:

Beginning at the Northwest corner of Lot 4, Dane County Certified Survey Map number 10609;  
thence S58°50'11"E, 74.57 feet to a point of curvature of a curve to the left, said curve having a  
central angle of 19°50'48" and a radius of 478.73, the long chord of which bears S58°44'35"E,  
165.00 feet; thence Southeasterly along the arc of said curve, 165.83 feet to its point of tangency  
thereof; thence S19°33'00"W, 128.00 feet; thence S33°22'00"W, 195.00 feet; thence  
N76°50'00"W, 152.72 feet to the West line of the aforesaid Lot 4; thence N13°10'00"E along said  
West line, 356.43 feet to the point of beginning. The above described containing 1.53 acres.

### **CONDITIONS:**

*Standard Conditions for all Conditional Use Permits from 10.101(7):*

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.

5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

*Conditions specific to CUP # 2674:*

13. The business shall be limited to a tattoo parlor.
14. Hours of operation shall be from 8 am to 10 pm
15. The parking of vehicles is prohibited on London Road.
16. Before operating, the tattoo parlor shall obtain all necessary permits and licenses from Dane County Public Health and the State of Wisconsin.
17. The sanitary for the bathroom in the accessory building must connect to an approved/permitted sanitary system. Sanitary fixtures must be removed when the limited family business ceases to operate or the CUP terminates.
18. The tattoo parlor shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
19. Human habitation is not allowed in the accessory building.
20. Any sign for the tattoo parlor must be unlit and comply with section 10.800 of Dane County Ordinances.
21. The conditional use permit shall become null and void upon the sale of the property or the tattoo business to an unrelated third party.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

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

2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220.

#### EXPIRATION OF PERMIT

Upon the allowed land use's cessation or abandonment for a period of one year, this conditional use permit will be deemed to have been terminated and any future use shall be in conformity with the ordinance.