

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/04/2023	DCPCUP-2023-02593
Public Hearing Date	
06/27/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JEREMY R IRONSIDE	Phone with Area Code (608) 921-7443	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 131 N PARDEE ST		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MARSHALL, WI 53559		(City, State, Zip)	
E-MAIL ADDRESS jeremy@inronsideimprovements.com		E-MAIL ADDRESS	

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
South of 4693 Deer Lake Lane		
TOWNSHIP DEERFIELD	SECTION 1	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0712-011-8061-0	---	---

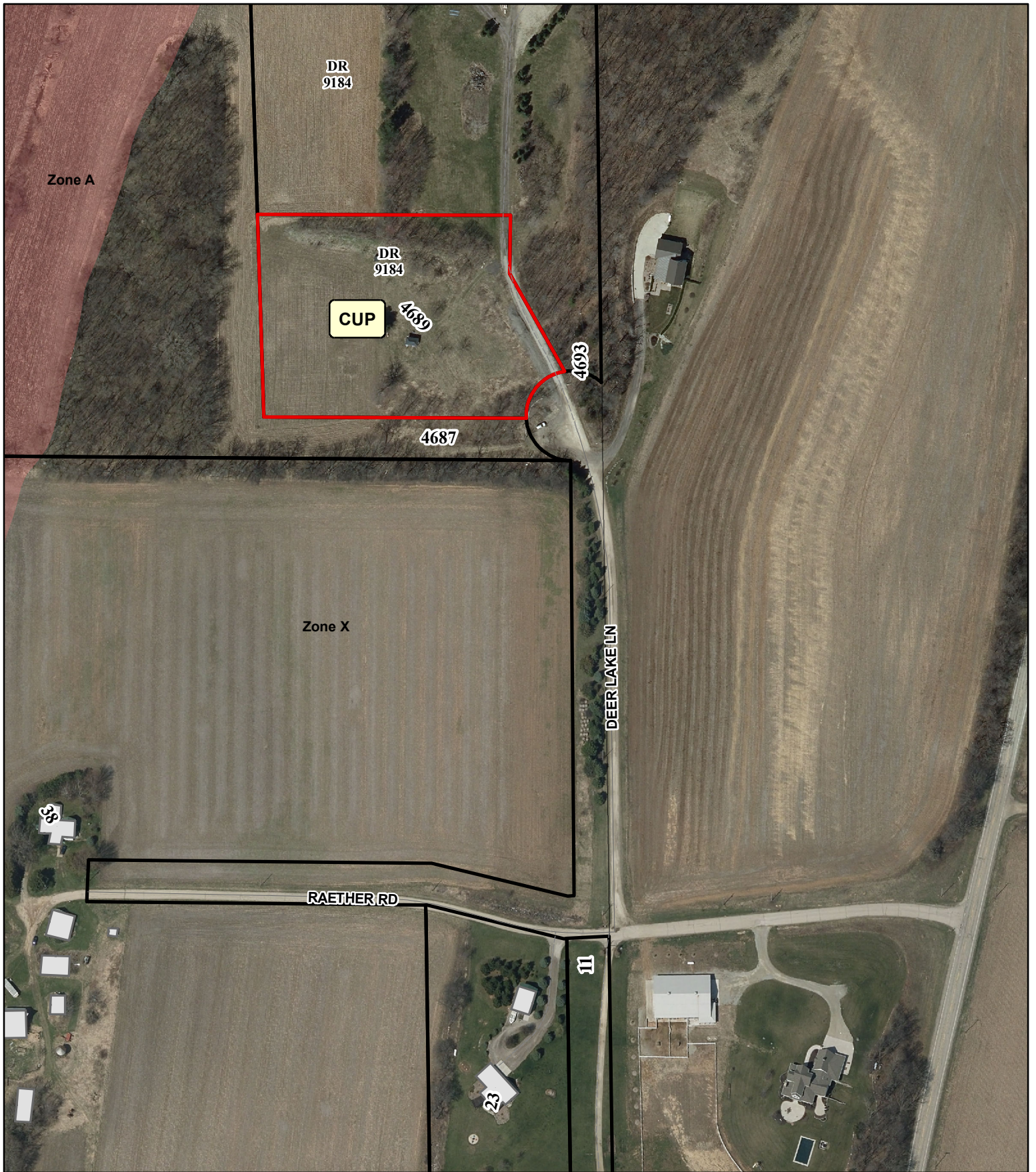
CUP DESCRIPTION

Limited Family Business - Contractor



DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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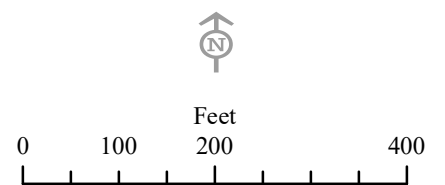
10.242(3)	3
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
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CUP 2593

-  Floodway Areas in Zone AE
-  Floodplain





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:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	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):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

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 (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):

- | |
|--|
| <p>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.</p> |
| <p>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.</p> |
| <p>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.</p> |
| <p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p> |
| <p>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.</p> |
| <p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> |
| <p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p> |
| <p>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.</p> <ul style="list-style-type: none">• 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.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
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.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
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.
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.
List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
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.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

Detailed Operational Plan- Accessory building at Lot 3 Deer Lake Ln.:

1. Storage for tools and equipment
2. Prevent theft of tools and equipment
3. To be able to store tools and equipment inside, so the rest of the property does not have safety hazard of miscellaneous ladders, scaffolding, personal tools that might be considered business tools, personal dump trailer, personal vehicles that are used for work, along with other personal items. Thus, keeping the interest of the environment at heart and keeping a clean looking yard.

Detailed Written Statement of Intent- Accessory building at Lot 3mDeer Lake Ln.:

The accessory building use at Lot 3 Deer Lake Ln will be used for personal and business storage of tools and equipment along with personal yard maintenance equipment, camper, and tools for hobbies such as but not limited to blacksmithing and wood working. As of right now, being a remodeling company, Ironside Home Improvements must go to the client to renovate kitchens, bathrooms, basements, and other such improvements. Work is done at the clients' homes and will not be performed in the proposed accessory building.

If there is a concern about Ironside Home Improvements staff finishing or building products in the proposed accessory building, this will not happen as this occurs at the construction site. This is a twofold answer as to why this is.

1. The logistics of transportation. If Ironside Home Improvements were to finish all windows, doors and trim, the question becomes on how to safely transport the product to the client's house without damage. Better to take the tools and equipment to the site and build it in place. Less risk of being damaged during transportation.
2. Warranty. If Ironside Home Improvements were to do its own finishing, the company would be at fault for any and all defects. This is why Ironside Home Improvements has adopted the business plan of having all of its products prefinished by others. By taking this measure, a defect in any product would then be at the expense of the manufacturer to correct.

Therefore, it is our policy to take these measures and, therefore, avoid the need to finish or build products anywhere other than the client's construction site.

Legal description of the Boundaries of Deer Lake Ln.:

Lot 3 of Certified Survey Map No. 11634 recorded in Volume 71 of Certified Surveys on Page 97 as Document No. 4145493, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 12 East, Town of Deerfield, Dane County, SUBJECT TO an access Easement from Deer Lake Lane to Lot 1 of Certified Survey Map No. 11634

Transaction Identification Data for reference only

Tax Key No.: 024/0712-011-8061-0

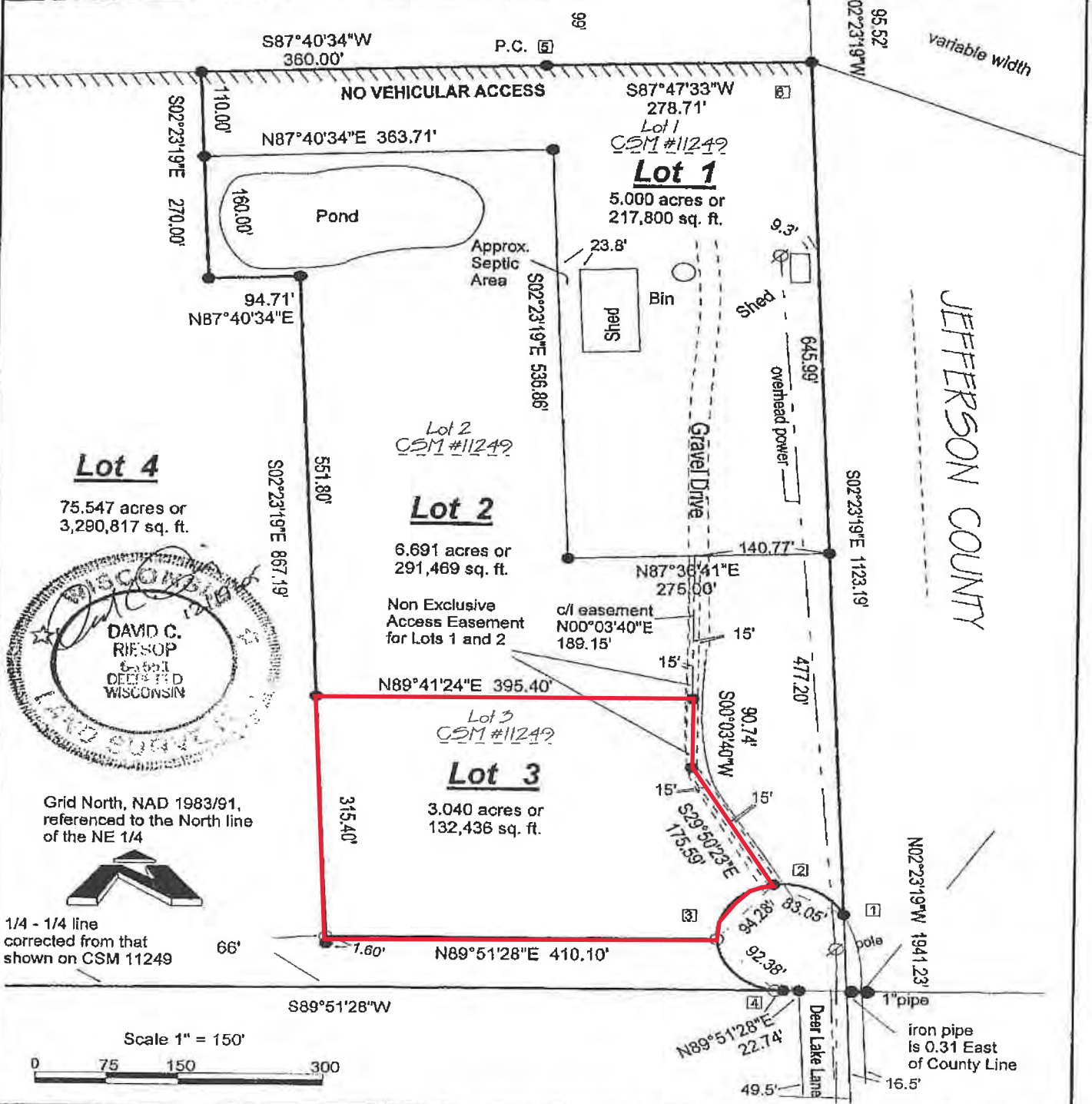
Address: Lot 3 Deer Lake Lane

Marshall WI 53559

Certified Survey Map

N87°40'34"E
reference line
INTERSTATE HIGHWAY "94"

NE Corner of Section 1,
position from ties of record,
Corner is in paving.



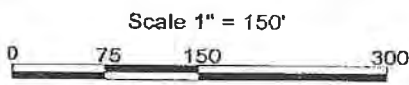
JEFFERSON COUNTY



Grid North, NAD 1983/91,
referenced to the North line of
the NE 1/4



1/4 - 1/4 line
corrected from that
shown on CSM 11249



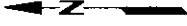
Wisconsin Mapping
* surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 784-5602

Dwg. No. 2855-05b Date 12/06/2005
Sheet 2 of 4
Document No. 4145493
C. S. M. No. 11634 V. 71 P. 98

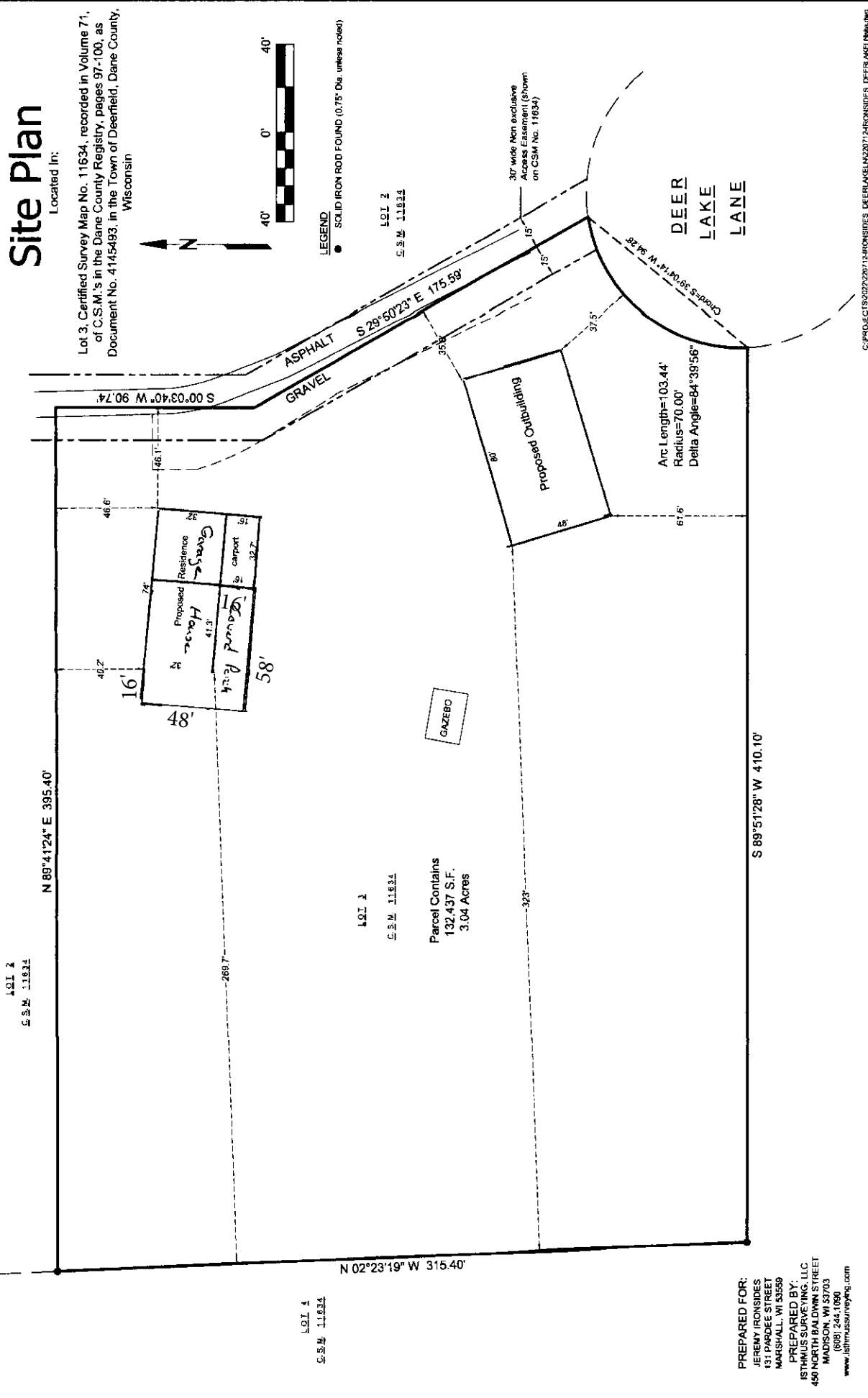
Site Plan

Located In:

Lot 3, Certified Survey Map No. 11634, recorded in Volume 71, of C.S.M.'s in the Dane County Registry, pages 97-100, as Document No. 4145493, in the Town of Deerfield, Dane County, Wisconsin



LEGEND
● SOLID IRON ROD FOUND (0.75" Dia. unless noted)



LOT 1
C.S.M. 11634

N 89°41'24" E 395.40'

S 00°03'40" W 90.74'

ASPHALT S 29°50'23" E 175.59'

GRAVEL

LOT 2
C.S.M. 11634

Parcel Contains
132,437 S.F.
3.04 Acres

GAZEBO

323'

N 02°23'19" W 315.40'

LOT 1
C.S.M. 11634

Arc Length=103.44'
Radius=70.00'
Delta Angle=84°39'56"

DEER
LAKE
LANE

Gravel 39°04'14" W 88.28'

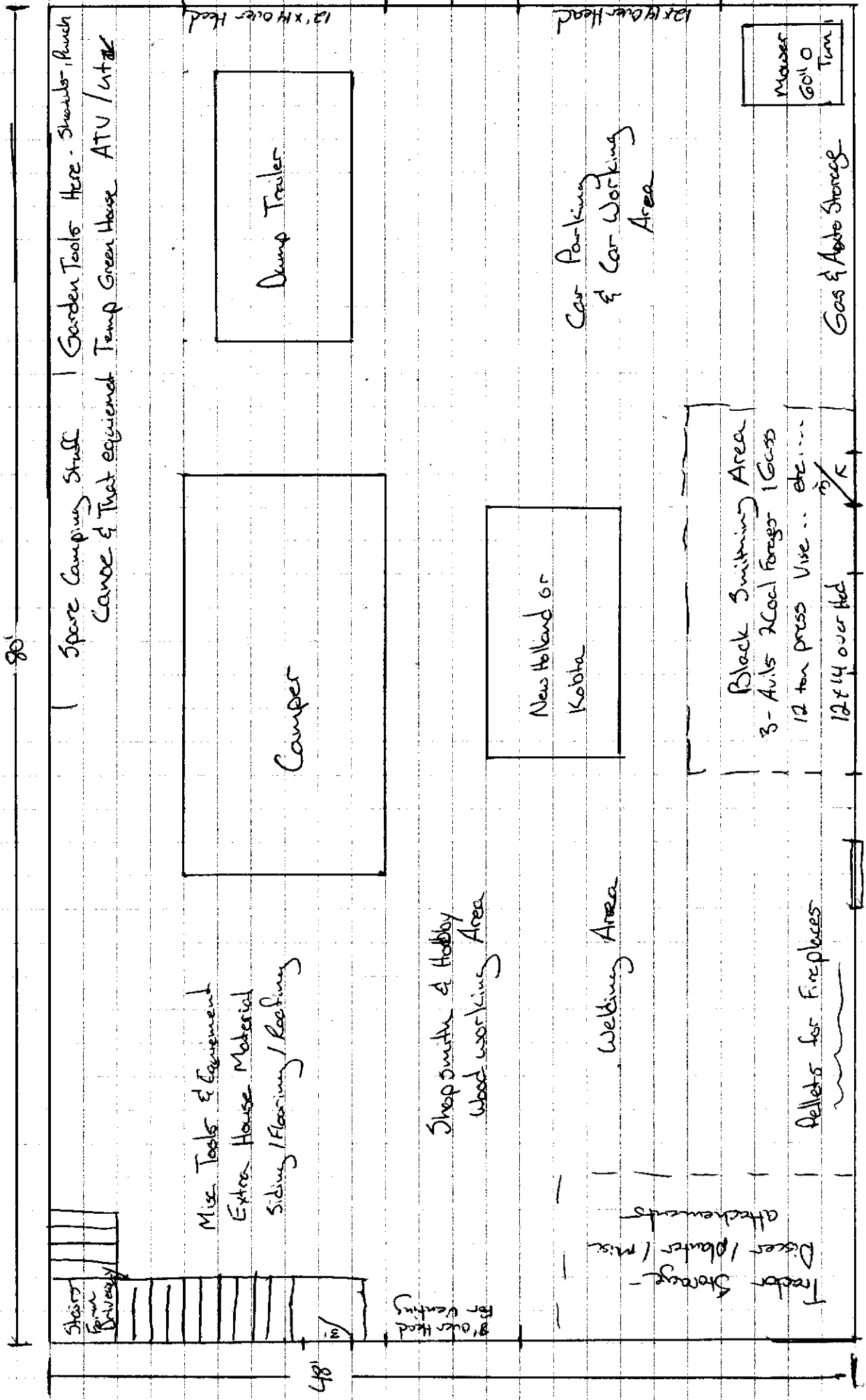
Proposed Building

S 89°51'28" W 410.10'

PREPARED FOR:
JEREMY IRONSIDES
131 PARDEE STREET
MARSHALL, WI 53559

PREPARED BY:
ISTHMAUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1060
www.isthmussurveying.com

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Proposed Building

1/8" = 1'

Spare Camping Stuffs | Garden Tools Here. Shovel - Runch
 Canoe & Trout equipment Temp Green House ATU / UT

Misc. Tools & Equipment
 Extra House Material
 Siding / Flooring / Roofing

Shop Smithy & Hobby
 Wood working Area

Welding Area

Black Smithing Area

3-Axle 2-coal forger 16000
 12 ton press vise... etc...

Pellets for Fireplaces

12x14 over head

Gas & Apto Storage

Car Parking
 & Car Working
 Area

New Holland or
 Kubota

Camper

Dump Trailer

Mower
 6010
 Turn

80'

48'

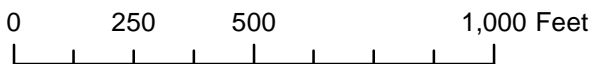
12'x14 over head

12'x14 over head

Stairs
 from
 Driveway

12'x14
 over head

Feeder
 Storage
 Dicer / planer / misc
 attachments



CUP 2593 Ironside
Neighborhood Map