

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
05/25/2021	DCPCUP-2021-02526
<b>Public Hearing Date</b>	
08/24/2021	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVID J QUEBBEMANN	Phone with Area Code (630) 251-3928	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1202 THOROUGHbred CIR		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) ST CHARLES, IL 60174		(City, State, Zip)	
E-MAIL ADDRESS quebbemann@comcast.net		E-MAIL ADDRESS	

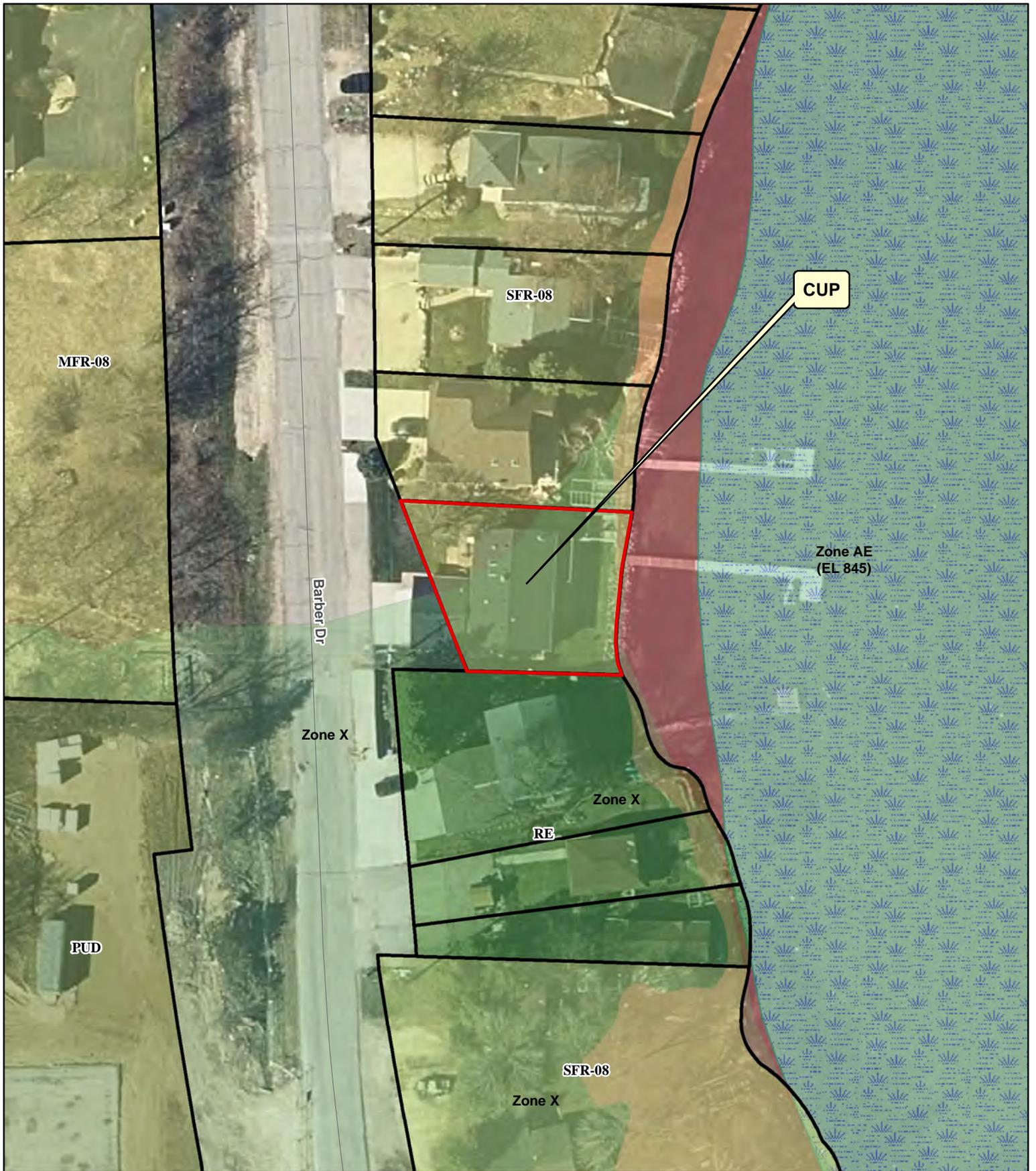
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2006 Barber Drive					
TOWNSHIP DUNN	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-262-7166-8		---		---	

CUP DESCRIPTION
Transient or Tourist Lodging

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)(g)	0.144

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent)
	RWL1	
		DATE:

COMMENTS: 7 DAY RENTAL MIN. WITH 8 - 10 ADULTS



**Legend**

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



0 12.5 25 50 Feet



CUP 02526  
DAVID J QUEBBEMANN



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:	DAVID QUEBBEMANN	Agent Name:	SAME AS OWNER
Address (Number & Street):	1202 THOROUGHSHED	Address (Number & Street):	
Address (City, State, Zip):	ST. CHARLES, IL 60174	Address (City, State, Zip):	
Email Address:	QUEBBEMANN@COMCAST.NET	Email Address:	
Phone#:	630-251-3928	Phone#:	

SITE INFORMATION			
Township:	DUNN	Parcel Number(s):	028/0610-262-7166-8
Section:	SECTION 26	Property Address or Location:	2006 BARBER DRIVE
Existing Zoning:	SR-08	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):	TRANSIENT OR TOURIST LODGING	Is this application being submitted to correct a violation?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: THE OWNERS USE THIS PROPERTY FREQUENTLY FOR PERSONAL USE. THIS PERMIT WOULD US TO CONTINUE TO USE THIS PROPERTY FOR SHORT TERM RENTAL INCOME TO OFFSET EXPENSES. MINIMUM RENTAL TIME FRAME WOULD BE 7 DAYS AND RENTING FOR LESS THAN 180 DAYS IN A CALENDAR YEAR.			

### 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: [Signature]

Date: 5/22/2021

## 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. OWNERS FREQUENTLY USE THIS PROPERTY. OWNER HAVE INITIATED AN INSPECTION WITH THE MADISON DEPARTMENT OF PUBLIC HEALTH (IN PROCESS). OWNERS PAY SALES TAX THROUGH VRBO.
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. OWNERS REQUIRE RENTERS TO SIGN RENTAL APPLICATION WHICH INCLUDES RULES AND EXPECTATIONS OF PROPERTY USE. THESE INCLUDE BUT ARE NOT LIMITED TO: NOISE CURFEW BETWEEN 10 PM-7 A.M.; NO SOCIAL GATHERINGS; NO PETS; CLEANLINESS OF PROPERTY, NO RENTERS UNDER 25 YEARS OLD.
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. OWNERS KEEP THE PROPERTY IN EXCELLENT CONDITION. GRASS IS ALWAYS MOWED, PROPERTY IS CLEAN AND TIDY. DAUGHTER AND SON-IN-LAW LIVE IN STOUTSTON AND REGULARLY OVERSEE PROPERTY. SUBSTANTIAL IMPROVEMENTS HAVE BEEN MADE SINCE PURCHASE.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. PROPERTY IS LOCATED IN A RURAL NEIGHBORHOOD ON LAKE KESONSA. THERE ARE NO CONCERNS.
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. DRIVEWAY PROVIDES (2) PARKING SPOTS. AN ADDITIONAL PARKING SPOT IS LOCATED ALONG THE YARD PARRELL TO THE STREET.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located. UPON RECEIPT OF THE CONDITIONAL USE PERMIT, OWNERS PLAN TO 'MARKET' PROPERTY FOR RENT PER THE REGULATIONS/GUIDELINES SET FORTH.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
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. NOT APPLICABLE.
  - 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.

PROPERTY IS LOCATED AT 2006 BARBER DRIVE, SToughton, WI.  
IS TO BE USED FOR A PORTION OF THE YEAR AS A SHORT  
TERM RENTAL.

List the proposed days and hours of operation.

UP TO 180 DAYS ANNUALLY

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

OWNERS ALLOW 8-10 ADULTS (MAXIMUM) FOR RENTERS

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.

10:00 P.M. FOR NOISE (CURFEW).

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.

OWNERS FOLLOW DANE COUNTY LAWS & WATERSHED CODE & DNR.

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.

NOT APPLICABLE

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

WEEKLY TRASH / BI-MONTHLY RECYCLING. CONTAINER ALONGSIDE GARAGE

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

RENTERS HAVE 1-3 CARS IN DRIVEWAY; PARALLEL TO ROAD.  
OCCASIONAL BOAT TRAILER.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

NOT APPLICABLE

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.

RESIDENTIAL HOME. ~~NO~~ NO COMMERCIAL LIGHTING.

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

RESIDENTIAL HOME. NO COMMERCIAL LIGHTING.

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

SECOND HOME AND SHORT TERM RENTAL.

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

RESIDENTIAL HOMES, CABINS, SECOND HOMES; SHORT TERM RENTALS

May 23, 2021

David J. Quebbemann  
2006 Barber Drive  
Stoughton, WI 53589  
(630) 251-3928 (cell)

Dane County Zoning Board  
lane.roger@countyofdane.com

Subject: Dane County Zoning Board – Conditional Use Permit Application – 2006 Barber Drive, Stoughton, WI

Attention: Roger Lane

Enclosed please find our Dany County Conditional Use Permit for property located at 2006 Barber Drive, Stoughton, WI.

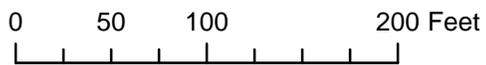
Denise Quebbemann and I (owners) are hereby applying for a Conditional Use Permit (CUP) with Dane County.

We understand a compliant has been filed against us/this property and would like to go through the proper procedures to be compliant with the Short Term Rental Rule (Wisconsin Act 59). We would like to continue to rent this property when we are not using it, and comply to the 7-29 consecutive rental rule. The property is located in a residential area with primary homes, secondary homes and rental homes. Most of the rental take place in the spring and summer months. We only employ a cleaning person to clean the home, no other employees or contractors are used.

Our daughter and son-in-law live in the town of Stoughton and regularly look after the property – insuring there are no issues. We have strict rental rules that include; but are not limited to: No rentals to persons under the age of (25); completion and signing of a Rental Agreement prior to allowing the rental; strict noise rules; no rentals to groups with rowdy parties/bachelor/ bachelorette parties/etc. We are good friends with many neighbors and have no issues with these neighbors. We ask renters to park in the driveway and in front of our yard – parallel to the road.

Thank you,

David & Denise Quebbemann  
[quebbemann@comcast.net](mailto:quebbemann@comcast.net)  
Cell 630-251-3928



Neighborhood Map  
2006 Barber Drive



0 10 20 40 Feet

# Operations Plan 2006 Barber Drive



# Parcel Number - 028/0610-262-7166-8

Current

## Parcel Summary

Municipality Name	TOWN OF DUNN
Parcel Description	RICHARD-STANDISH REPLAT OF CROWN POINT L...
Owner Names	DAVID J QUEBBEMANN DENISE M QUEBBEMANN
Primary Address	2006 BARBER DR
Billing Address	1202 THOROUGHNBRED CIR ST CHARLES IL 60174

## Current Year Assessment

Assessment Year	2020
Valuation Classification	G1
Assessment Acres	0.144
Land Value	\$255,300.00
Improved Value	\$63,700.00
Total Value	\$319,000.00

## Assessment Contacts

### Assessment Contact Information

For questions or to schedule an appointment contact:

**Assessor** ASSOCIATED APPRAISAL CONSULTANTS INC  
**Phone** 920-749-1995  
**Email** INFO.APRAZ@GMAIL.COM

**Clerk** CATHY HASSLINGER  
**Phone** 608-838-1081  
**Email** CHASSLINGER@TOWN.DUNN.WI.US

## Open Book/Board Of Review Dates

## Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

<b>Zoning</b>
SFR-08
<b>NOTICE:</b> Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

Zoning District Fact Sheets

## Parcel Map



## Current Year Taxes (2020)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$255,300.00	\$63,700.00	\$319,000.00
<b>Taxes:</b>		\$6,141.02
<b>Lottery Credit(-):</b>		\$0.00
<b>First Dollar Credit(-):</b>		\$73.82
<b>Specials(+):</b>		\$168.80
<b>Amount:</b>		\$6,236.00

## Districts

Type	State Code	Description
REGULAR SCHOOL	5621	STOUGHTON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
SANITARY	7130	KEGONSA SANITARY DISTRICT
OTHER DISTRICT	14ST	EMS-STOUGHTON
OTHER DISTRICT	14ST	FIRE-STOUGHTON

## Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	05/05/2015	5148456		
WD	09/17/2012	4913238		

