

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/04/2021	DCPCUP-2021-02528
Public Hearing Date	
08/24/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME ALEX MURESAN	Phone with Area Code (847) 612-7833	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 304A SURREY LN		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) LAKE FOREST, IL 60045		(City, State, Zip)	
E-MAIL ADDRESS amuresan3@yahoo.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
1912 Barber Drive		
TOWNSHIP DUNN	SECTION 26	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0610-264-1132-8	---	---

CUP DESCRIPTION

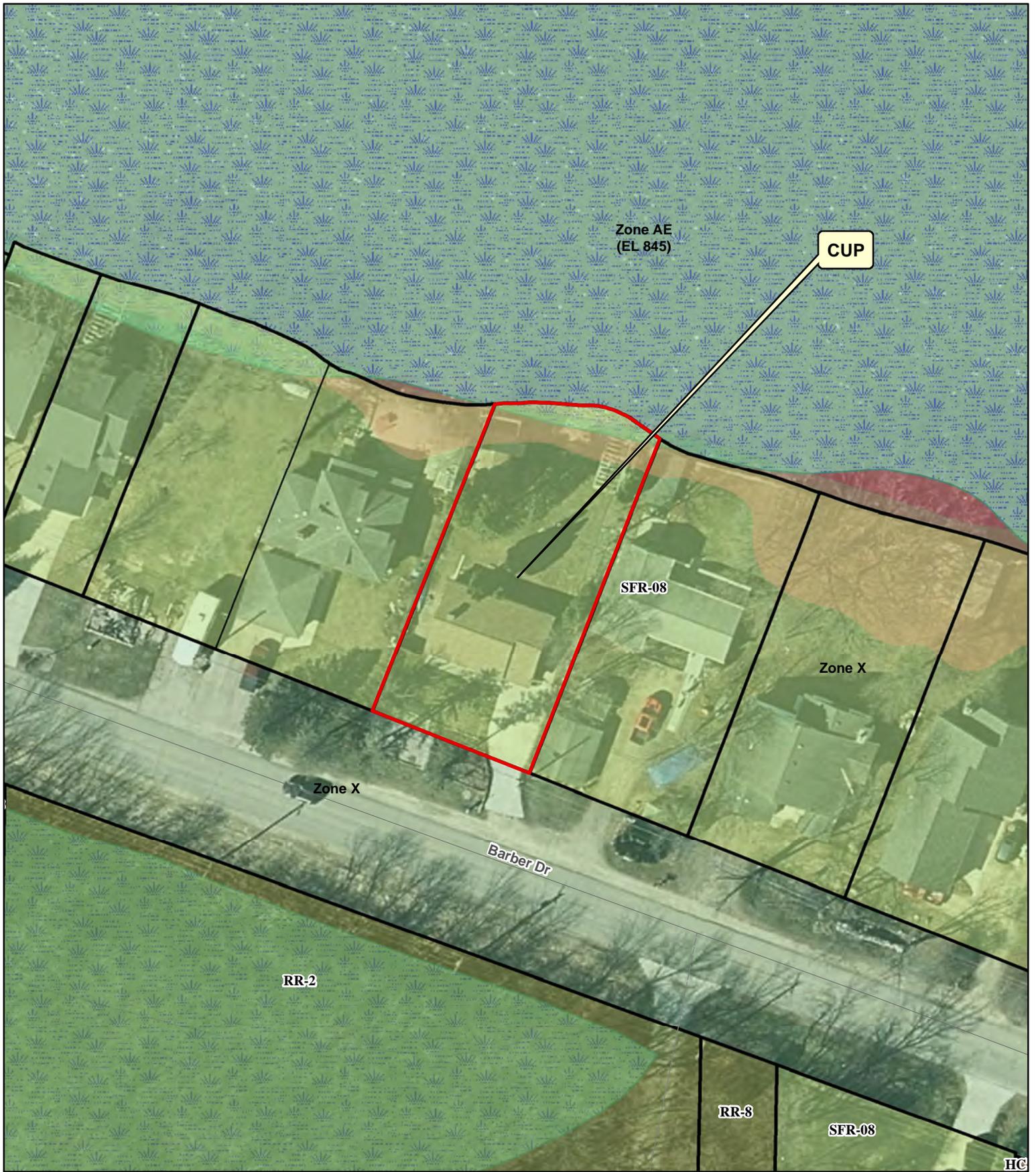
Transient or Tourist Lodging

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)(g)	0.2
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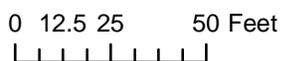
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 7-DAY RENTAL MIN. WITH 4 ADULTS



Legend

- | | | | |
|--|------------|---|---------|
|  | Wetland | Significant Soils | |
|  | Floodplain |  | Class 1 |
| | |  | Class 2 |



CUP 02528
ALEX MURESAN

June 3, 2021

Alex Muresan
1912 Barber Dr.
Stoughton, WI 53589
847-612-7833 (cell)

Dane County Zoning Board

Lane.rogier@countyofdane.com

Subject: Dane County Zoning Board – Conditional Use Permit Application – 1912 Barber Dr. Stoughton WI,

Attention: Roger Lane

Enclosed please find our Dane County Conditional Use Permit for property located at 1912 Barber Dr. Stoughton, WI

I, (owner) am hereby applying for a Conditional Use Permit (CUP) with Dane County.

Only within the past week was I aware of the rules and regulations in regards to a Short Term Rental, and I would like to go through the proper channels to be compliant with the Short Term Rental Rule (Wisconsin Act 59). I would like to rent this property when I am not using it and comply to the 7-29 consecutive rental rule. The property is located in a residential area with primary homes, second homes, and rental homes. Most of the short-term rentals take place in the summer months. We only employ a cleaning person to clean the home, I handle all other maintenance.

As this is my second home, I come up weekly to check on it to make sure there are no issues. I 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 friends with many neighbors and have no issues with anyone. We ask renters to park in the driveway.

Thank you,

Alex Muresan

Amuresan3@yahoo.com

Cell 847-612-7833



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:	Alex Muresan	Agent Name:	
Address (Number & Street):	1912 Barber Dr.	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	amuresan3@yahoo.com	Email Address:	
Phone#:	847-612-7833	Phone#:	

SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-264-1132-8
Section:	26	Property Address or Location:	1912 Barber Dr. Stoughton, WI 53589
Existing Zoning:	SFR-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): Transiant or turist lodging	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: I use this property frequently for personal use. I would like to provide short term rental when I am not there for people to enjoy the beautiful area. Minimum rental would be for 7 days and no longer than 180/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: *Alex Muresan*

Date: 6/3/2021

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):

- | |
|---|
| <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.
Owners use this property often. Owner has paid and has an inspection scheduled with Dane Co. health dept. on June 7th. Owner pays sales tax through VRBO.</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.
Owners require tenants to sign rental application that contains rules and regulations. This includes but is not limited to: noise curfew between 10pm - 7am. No social gatherings, no pets, cleanliness, no renters under 25.</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.
Owners keep the property in excellent condition. Grass is mowed weekly by a landscaper, and a professional cleaning company comes to keep the home tidy. I come up to the property weekly and keep the home in very nice shape.</p> |
| <p>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 Kegonsa. There are no concerns.</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.
The driveway can fit 3 large cars with no problem.</p> |
| <p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
Upon receipt of the CUP, owners plans to market the property for rent with the regulations set forth.</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:
Not applicable• 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 1912 Barber Dr. Stoughton, WI.
It is to be used as a short term rental for a portion of the year, June-August.

List the proposed days and hours of operation.
less than 180/year

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 4 adults/rental

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 pm 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.
owner follow Dane Co. Lake and Watershed code and 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.
N/A

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.
Weekly trash service and bi-weekly recycling included. Can are stored on the side of the property

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 can have 1-3 cars parked in the driveway.

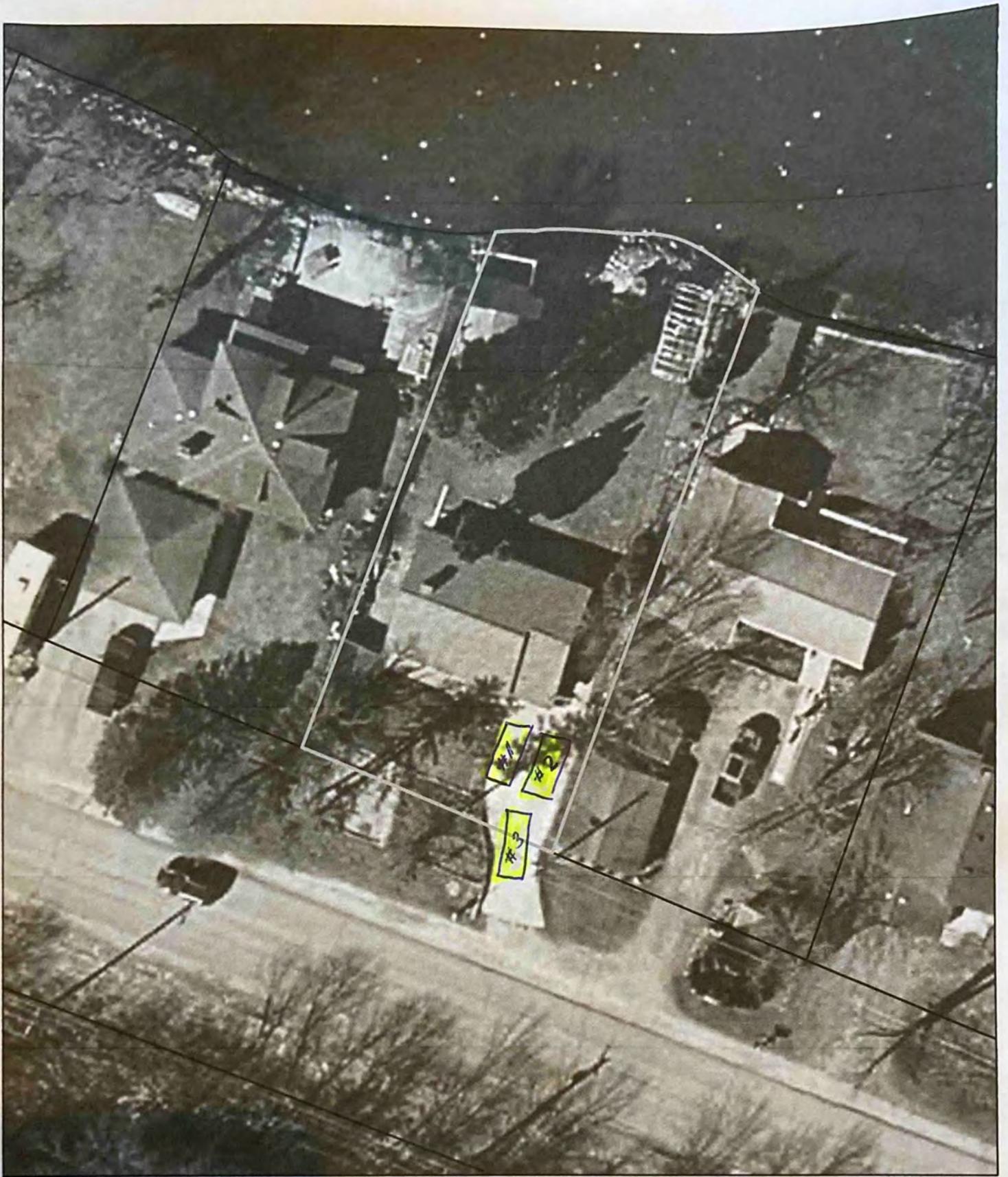
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
N/A

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.
Residential home. 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.
No sign will be posted

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, second home, short term rentals.



0 15 30 60 Feet

1912 Barber Drive
Parking Spaces
3 Total spots on driveway



RE

SFR-08

SFR-08

RR-8

RR-2

SFR-08

HC

RR-8



0 50 100 200 Feet

1912 Barber Drive

Parcel Number - 028/0610-264-1132-8

Current

Parcel Summary

Municipality Name	TOWN OF DUNN
Parcel Description	ROCK ELM PARK LOT 12
Owner Name	MURESAN TR, ALEXANDRU
Primary Address	1912 BARBER DR
Billing Address	304A SURREY LN LAKE FOREST IL 60045

Current Year Assessment

Assessment Year	2020
Valuation Classification	G1
Assessment Acres	0.212
Land Value	\$256,000.00
Improved Value	\$59,300.00
Total Value	\$315,300.00

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.

Zoning

SFR-08

NOTICE: 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
\$256,000.00	\$59,300.00	\$315,300.00
Taxes:		\$6,069.78
Lottery Credit(-):		\$180.90
First Dollar Credit(-):		\$73.82
Specials(+):		\$300.39
Amount:		\$6,115.45

Districts

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

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	08/16/2019	5514036		
WD	10/08/1996	2802483		
TJT	08/13/1979	1634925	1087	626