

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
01/13/2023	DCPCUP-2023-02586
<b>Public Hearing Date</b>	
03/28/2023	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME TINGTING & DERIK BINGNER	Phone with Area Code (262) 751-8738	AGENT NAME TINGTING BINGNER	Phone with Area Code (262) 751-8738
BILLING ADDRESS (Number, Street) 2290 COUNTY HIGHWAY AB		ADDRESS (Number, Street) 2290 COUNTY HIGHWAY AB	
(City, State, Zip) MCFARLAND, WI 53558		(City, State, Zip) MCFARLAND, WI 53558	
E-MAIL ADDRESS derik.tingting@gmail.com		E-MAIL ADDRESS derik.tingting@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2290 CTH AB					
TOWNSHIP DUNN	SECTION 23	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-232-1056-9		---		---	

CUP DESCRIPTION
Transient or Tourist Lodging (Short-term Rental)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	0.16

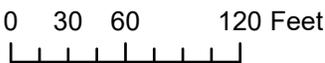
<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	Inspectors Initials  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>   

COMMENTS: PROPERTY IS SUBJECT TO SHORELAND ZONING AND FLOODPLAIN REGULATIONS.



**Legend**

- Floodplain
- Wetland
- Significant Soils**
- Class**
- Class 1
- Class 2
- 6 in Color Orthophoto (2022)**
- RGB**
- Red: Red



**CUP 2586**  
**TINGTING & DERIK**  
**BINGNER**



**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:	Tingting & Derik Bingner	Agent Name:	n/a
Address (Number & Street):	6307 Pheasant Run	Address (Number & Street):	
Address (City, State, Zip):	McFarland, WI 53558	Address (City, State, Zip):	
Email Address:	derik.tingting@gmail.com	Email Address:	
Phone#:	262 751 8738	Phone#:	

### SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-232-1056-9
Section:	23	Property Address or Location:	2290 County Highway AB
Existing Zoning:		Proposed Zoning:	
		CUP Code Section(s):	10.251 (3)(g)

### 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 (Short Term Rental)	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: To rent property when not in use. Will comply with Wisconsin Act 59 and 7-29 day rental rule, and no more than 180 days per calendar year. Reservations would permit a maximum occupancy of 8 persons aged 12 and older, and maximum of 10 guests of any age). Our family visits frequently for maintenance and recreation. We maintain a nearby primary residence in McFarland, slightly over 5 minutes drive. Rental rules will strictly enforce no parties, no pets, no smoking and noise curfew hours. Rentals will target primarily late spring through early fall months.	

### 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.

- Complete attached information sheet for standards
- Site Plan drawn to scale
- Detailed operational plan
- Written legal description of boundaries
- Detailed written statement of intent
- Application fee (**non-refundable**), payable to Dane County Treasurer

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: 1/10/2023

## APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

### SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. 10.102(8).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

### NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

### OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section 10.800.

### ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. 10.103:

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an event plan.
- Domestic pet or large animal boarding must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. 10.103(9).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. 10.103(11).
- Mineral extraction proposals must submit additional information as required in s. 10.103(15).

## 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.

The proposed conditional use provides tourist room housing via short term rental in Dane County. This is a single family vacation home located at 2290 County Highway AB, McFarland WI (Dunn). The property is a 1,869 sq. ft. 4 bed, 2 bath residence. Stays must be booked by adults over 24 years of age, with a maximum of 8 guests over 12 years old (and no more than 10 guests in total). Parking is available via a gravel off-street parking pad. No more than 180 days of guest bookings will be accepted in a calendar year, with a 7 day minimum per ordinance. Guests must agree upfront to detailed house rules and checklists to protect ours and our neighbors interests, and to comply with regulations & ordinances and the public interest. No improvements are planned or necessary to begin operations.

List the proposed days and hours of operation.

7 days per week, no more than 180 days per year booked, guest checkin prior to 10:00 PM quiet hours.

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

No employees - owner operated.

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.

The enforcement of no-parties and quiet hours rules shall limit noise to levels consistent with the single family residential neighborhood environment under zoning ordinance 10.251(a) and (b). Checkin and checkout times (before 10PM and before 11AM respectively) shall minimize potential disruptions to the neighborhood. There will be no odors, dust, soot, runoff or pollution.

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

Patio furniture, garbage & recycling, patio lighting, seasonal decorations.

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 - No new construction needed.

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.

A grinder pump handles sewage under Kegonsa sanitary district. Home has a private well.

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

Ordinary residential garbage has weekly pickup.

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

Guests will use private vehicles/parking. Aside from ordinary taxi service, no commercial traffic anticipated.

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 - no toxic or explosive materials will be stored on-site.

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.

A floodlight & overhead string lights are used to light the patio. Motion lights on entry path for safety. All pre-existing & ordinary/customary

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. No existing or planned signage at the property

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

Personal residential use

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

Neighborhood has a mix of vacation homes and primary residences.

**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.

To ensure safety, public health, and general welfare, we intent to monitor, and maintain the proprty, and to enforce house rules including guest limit, no-parties, no pets, and quiet hours from 10:00 PM to 7:00 AM. We will also adhere to all regulations for this type of business Set forth by Public Health and Dane County

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 use, values, and enjoyment of others in the community shall not be substantially impaired or diminished by operation of the tourist rooming hosue. Our family uses and will regularly use the property for recreation and enjoyment, and this is the same manner of use for which it is being made available for use as a tourist rooming house. Additionally, a number of additional house rules and guest agreements will further restrict guests' activities in the interest of preserving the peace, safety, and enjoyment of our neighbors.

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.

Our family makes regular vists to maintain the attractiveness of the property, and safety. Beyond the maintenance we already perform, while operating and advertising the proprty for guests, it is in ours and our guests interest to maintain a safe and attractive property to ensure our guests' enjoyment and good reviews.

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

The property is in an established residential neighborhood. The listed improvements were made some time ago - nothing else necessary.

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.

A 3 or 4 vehicle off street parking pad already exists which is more than enough for the stated occupancy.

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 plan to market the property for rent within the regulations set forth.

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

Yes, the conditional use is consistent with 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.

- 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:

n/a

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

n/a

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

n/a

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

n/a

# Plat of Survey

1/4" x 1 1/2" flat iron

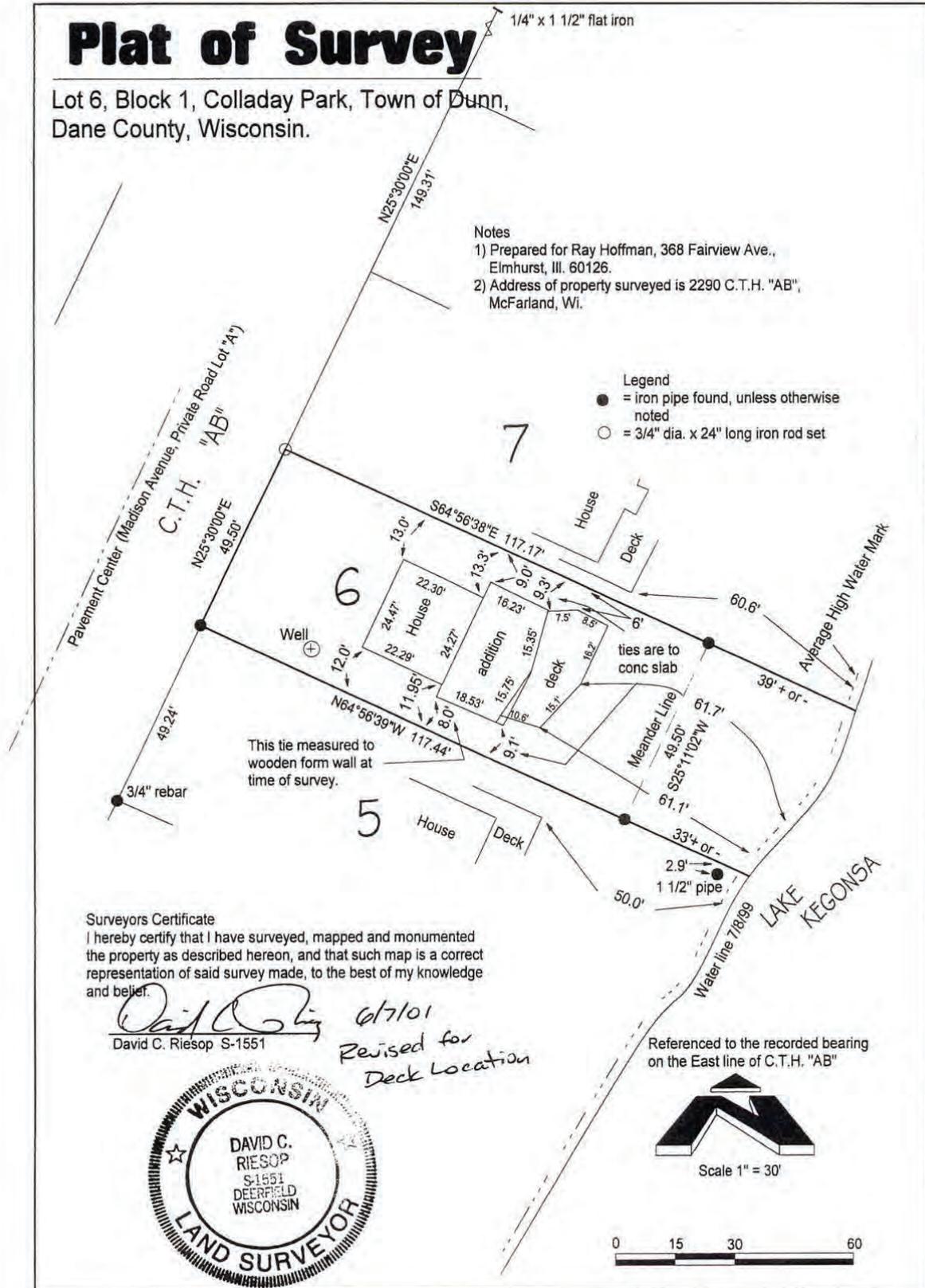
Lot 6, Block 1, Colladay Park, Town of Dunn,  
Dane County, Wisconsin.

**Notes**

- 1) Prepared for Ray Hoffman, 368 Fairview Ave., Elmhurst, Ill. 60126.
- 2) Address of property surveyed is 2290 C.T.H. "AB", McFarland, WI.

**Legend**

- = iron pipe found, unless otherwise noted
- = 3/4" dia. x 24" long iron rod set



**Surveyors Certificate**

I hereby certify that I have surveyed, mapped and monumented the property as described hereon, and that such map is a correct representation of said survey made, to the best of my knowledge and belief.

*David C. Riesop* 6/7/01  
David C. Riesop S-1551

*Revised for Deck Location*



Referenced to the recorded bearing on the East line of C.T.H. "AB"



Scale 1" = 30'



**Wisconsin Mapping**

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

Dwg. No. 2153-99 b Date 5/11/2000  
Sheet 1 of 1

revised to show deck on 06/05/2001

JUL 10 2001 2001-00469

# Plat of Survey

Lot 6, Block 1, Colladay Park, Town of Dunn,  
Dane County, Wisconsin.

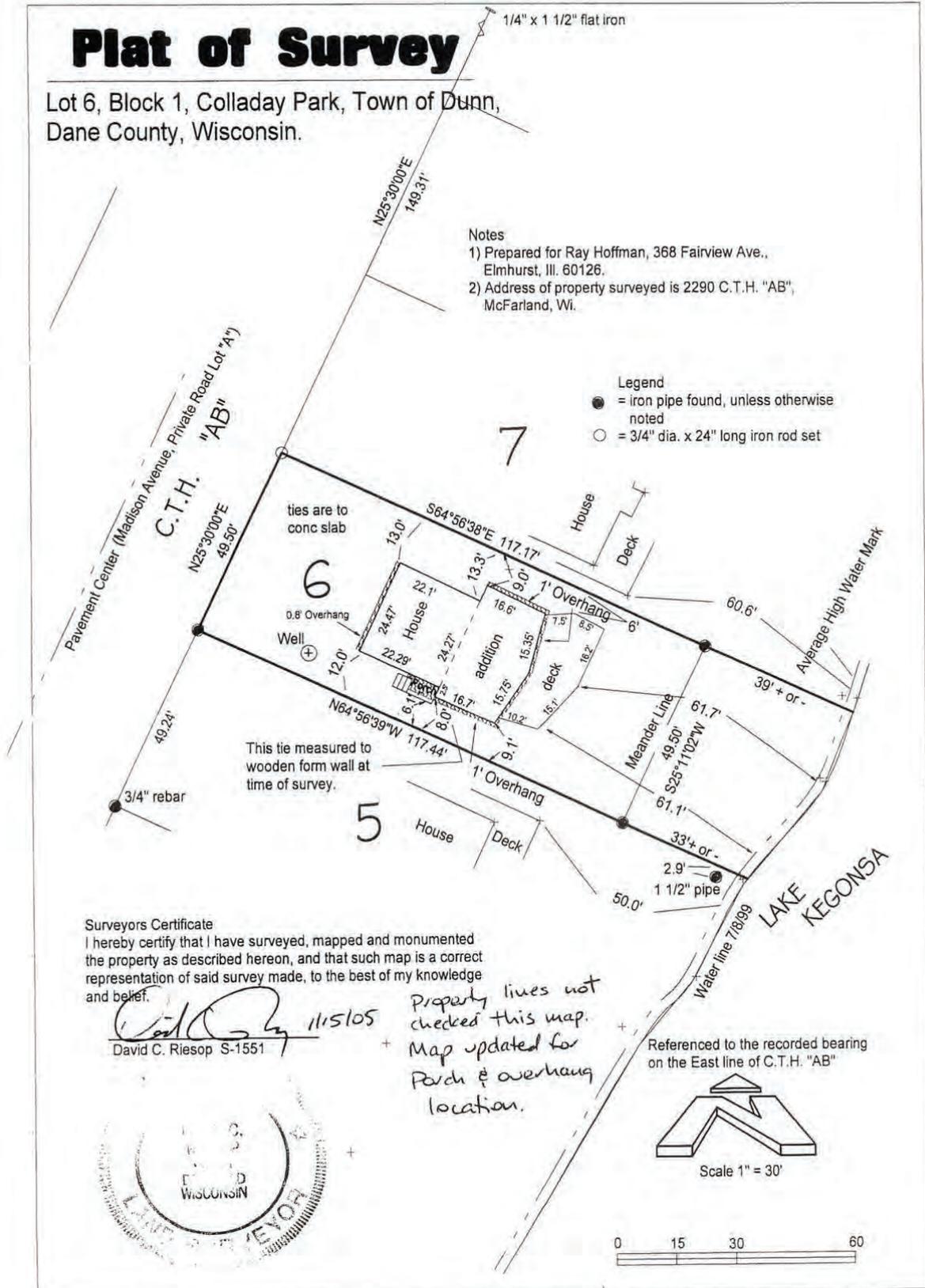
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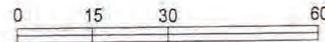
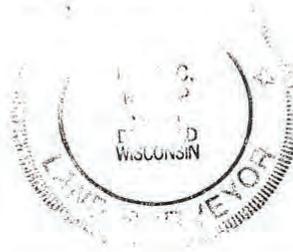
**Surveyors Certificate**

I hereby certify that I have surveyed, mapped and monumented the property as described hereon, and that such map is a correct representation of said survey made, to the best of my knowledge and belief.

*David C. Riesop* 11/5/05  
David C. Riesop S-1551

*Property lines not checked this map. Map updated for porch & overhang location.*

Referenced to the recorded bearing on the East line of C.T.H. "AB"

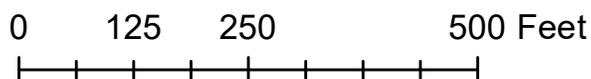
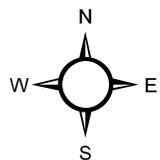
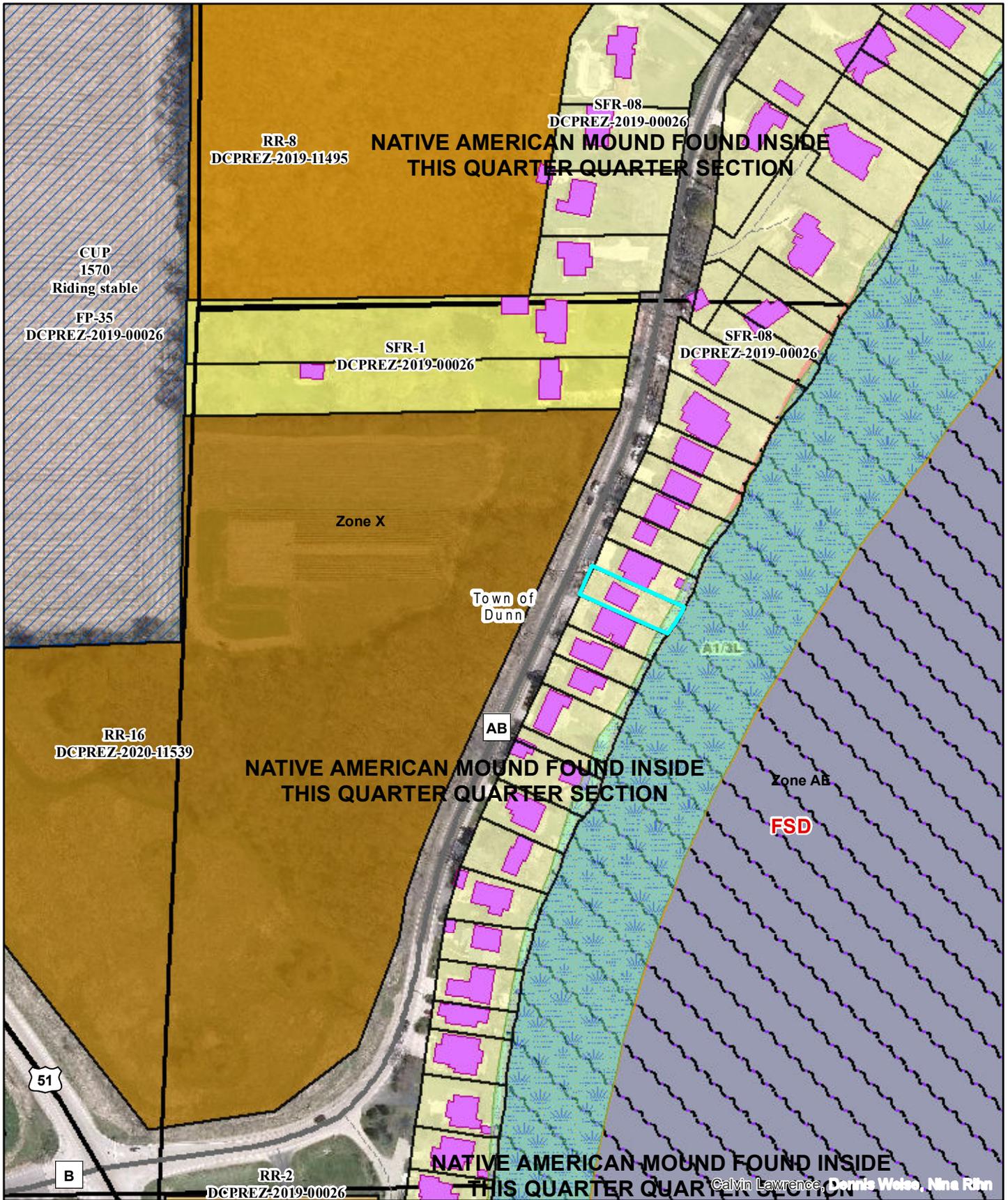


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306 West Quarry Street, Deerfield, Wisconsin 53531  
(608) 764-5602

Dwg. No. 2153-99 b Date 5/11/2000  
Sheet 1 of 1 revised to show deck on 06/05/2001  
Revised 1/15/05 to show overhang

2005-00029



**CUP 2586**  
**Neighborhood Map**

**CUP 2586 Legal Description**

Lot 6, Block 1 Colladay Park, located in the Town of Dunn, Dane County, Wisconsin.