

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P. Number</b>
08/18/2021	DCPCUP-2021-02539
<b>Public Hearing Date</b>	
10/28/2021	

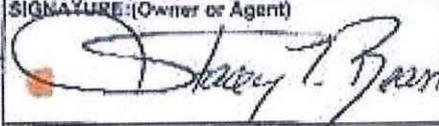
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STACEY BEAN	Phone with Area Code (808) 577-6683	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3070 HIDDEN VIEW TRL		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS SBEANMD@GMAIL.COM		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
2782 WHITE CROSSING ROAD		
TOWNSHIP VERONA	SECTION 7	TOWNSHIP
SECTION	SECTION	SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0608-074-9060-4		

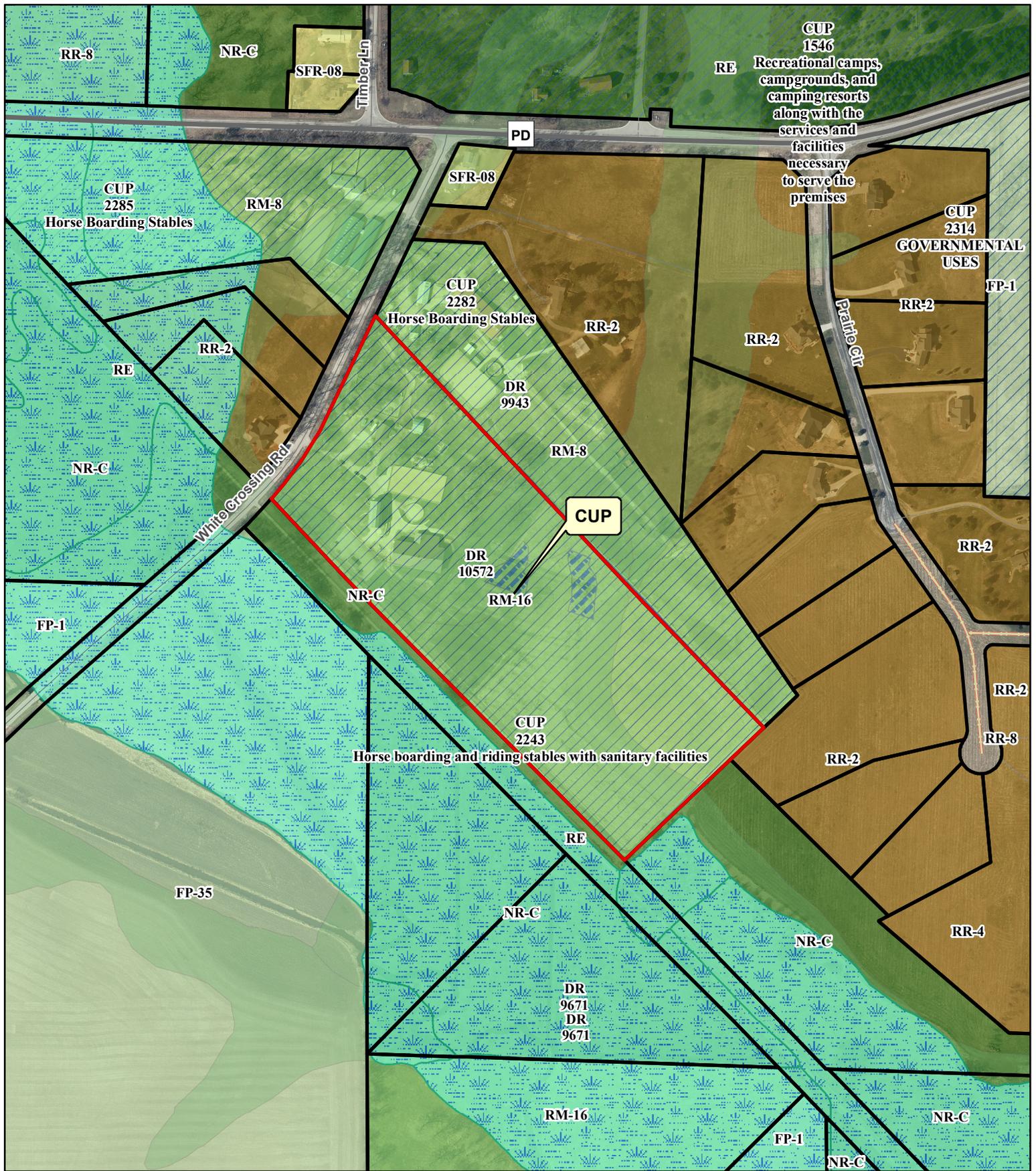
**CUP DESCRIPTION**

ATTACHED ACCESSORY DWELLING UNIT-ABOVE GARAGE IN-LAW SUITE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.234(3)(c)	20

<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <small>Applicant Initials</small>	<b>Inspectors Initials</b>  PMK2	<b>SIGNATURE (Owner or Agent)</b> 
		<b>PRINT NAME:</b> STACEY T. BEAN
		<b>DATE:</b> 8/18/21

COMMENTS: ATTACHED ACCESSORY DWELLING UNIT-ABOVE GARAGE IN-LAW SUITE



**Legend**

-  Wetland
-  Significant Soils Class 1
-  Significant Soils Class 2



0 125 250 500 Feet



**CUP 02539**  
**STACEY BEAN**



# Dane County Planning and Development Department

## Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

### ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

<b>Zoning Petition No:</b> DCPCUP-2021-02539	<b>Conditional Use Permit No:</b> NONE
<b>Public Hearing Date:</b> 10/26/2021	<b>Time:</b> <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



#### 1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

#### 2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

### 3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

#### Actions by the Zoning and Land Regulation Committee

**Approval:** If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

**Postponement:** If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

**Denial:** If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

### 4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

### 5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

### 6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.

## 7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

**Contact your Surveyor as soon as possible** to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.



## Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

### NOTICE

#### REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County. Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.**

**The email submission should contain:**

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

**The legal description should include:**

- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

**Please email the legal description to [zonelegals@countyofdane.com](mailto:zonelegals@countyofdane.com).** Please contact Roger Lane at (608) 266-9078 if you have any questions regarding this procedure.

report version: 01.03.00



**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:	STACEY BEAN	Agent Name:	
Address (Number & Street):	3070 HIDDEN VIEW TER	Address (Number & Street):	
Address (City, State, Zip):	VERONA, WI 53593	Address (City, State, Zip):	
Email Address:	sbeanmd@gmail.com	Email Address:	
Phone#:	608-577-6683	Phone#:	

SITE INFORMATION			
Township:	VERONA	Parcel Number(s):	0608-074-9060-4
Section:	7	Property Address or Location:	2782 WHITE CROSSING RD.; VERONA, WI 53593
Existing Zoning:	RM-16	Proposed Zoning:	NA
		CUP Code Section(s):	10.234(3)(c)

### 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): <b>ATTACHED ACCESSORY DWELLING UNIT</b>	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Provide a short but detailed description of the proposed conditional use:  
 I WOULD LIKE TO BUILD AN ABOVE GARAGE STUDIO IN-LAW SUITE FOR MY IN-LAWS. I PROMISED MY LATE HUSBAND THAT I WOULD ALWAYS TAKE CARE OF HIS PARENTS AS HE WAS AN ONLY CHILD. MY IN-LAWS CURRENTLY LIVE OUT OF STATE AND VISIT US OFTEN FOR WEEKS AT A TIME. WHEN THEY CHOOSE TO NOT LIVE INDEPENDENTLY ANYMORE I WANT THEM TO LIVE WITH US AND EITHER THEY OR THEIR CARETAKER WOULD LIVE IN THE UNIT.

### 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 checked="" type="checkbox"/> Complete attached information sheet for standards	<input checked="" type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee ( <b>non-refundable</b> ), 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: Stacey T. Bean Date: 8/16/21

## 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\(15\)](#).

**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.

THE ATTACHED ABOVE GARAGE IN-LAW UNIT WOULD NOT BE DETRIMENTAL AND I WOULD EVEN SUGGEST THAT IT WOULD BE BENEFICIAL TO THE HEALTH, SAFETY, COMFORT, AND GENERAL WELFARE OF ALL INVOLVED!

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.

I DO NOT FORESEE ANY IMPAIRMENT OR DIMINISHMENT TO MY NEIGHB ENJOYMENT OF THEIR PROPERTIES.

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.

NO IT WILL NOT IMPEDE IN ANY WAY.

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

SINCE I DESIGNED THE CURRENT HOME TO HOPEFULLY HAVE AN IN-LAW UNIT, ALL UTILITIES, ACCESS ROADS, DRAINAGE, AND SITE IMPROVEMENTS ARE ALREADY PART OF THE CURRENT HOME BUILD. IF THIS ~~GETS~~ <sup>ABOVE THE GARAGE</sup> IS IMPROVED THEN WE CAN FINISH THE UNFINISHED COLD STORAGE AREA.

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.

YES.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

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.

- 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.

THE ATTACHED ACCESSORY DWELLING UNIT IS DESIGNED TO BE ABOVE THE GARAGE (SPECIFICALLY 2 OF THE 3 BAYS) WHICH COMES TO 607 SQ. FT. IT IS DESIGNED AS A STUDIO ~~APARTMENT~~ <sup>UNIT</sup> WITH KITCHEN, BATHROOM, HAS ITS PRIVATE ENTRANCE BEHIND THE GARAGE.

List the proposed days and hours of operation.

N/A

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

N/A

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.

N/A

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.

N/A

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~~ - THE ADDITIONAL BEDROOM WOULD MAKE MY HOME A 5-BEDROOM INSTEAD OF 4 BEDROOMS SO WE WILL UPGRADE THE SEPTIC PERMIT TO ACCOMMODATE JUST IN CASE.

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

N/A

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

THERE WOULD BE 1 ADDITIONAL CAR WHEN MY IN-LAWS ARE IN TOWN THAT WILL EITHER PARK IN MY GARAGE OR ON MY DRIVEWAY CIRCLE NEXT TO HOUSE.

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.

THERE WOULD BE ONE PORCH LIGHT AT ENTRY DOOR AND LANDSCAPE LIGHTING ON PATH AROUND GARAGE.

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

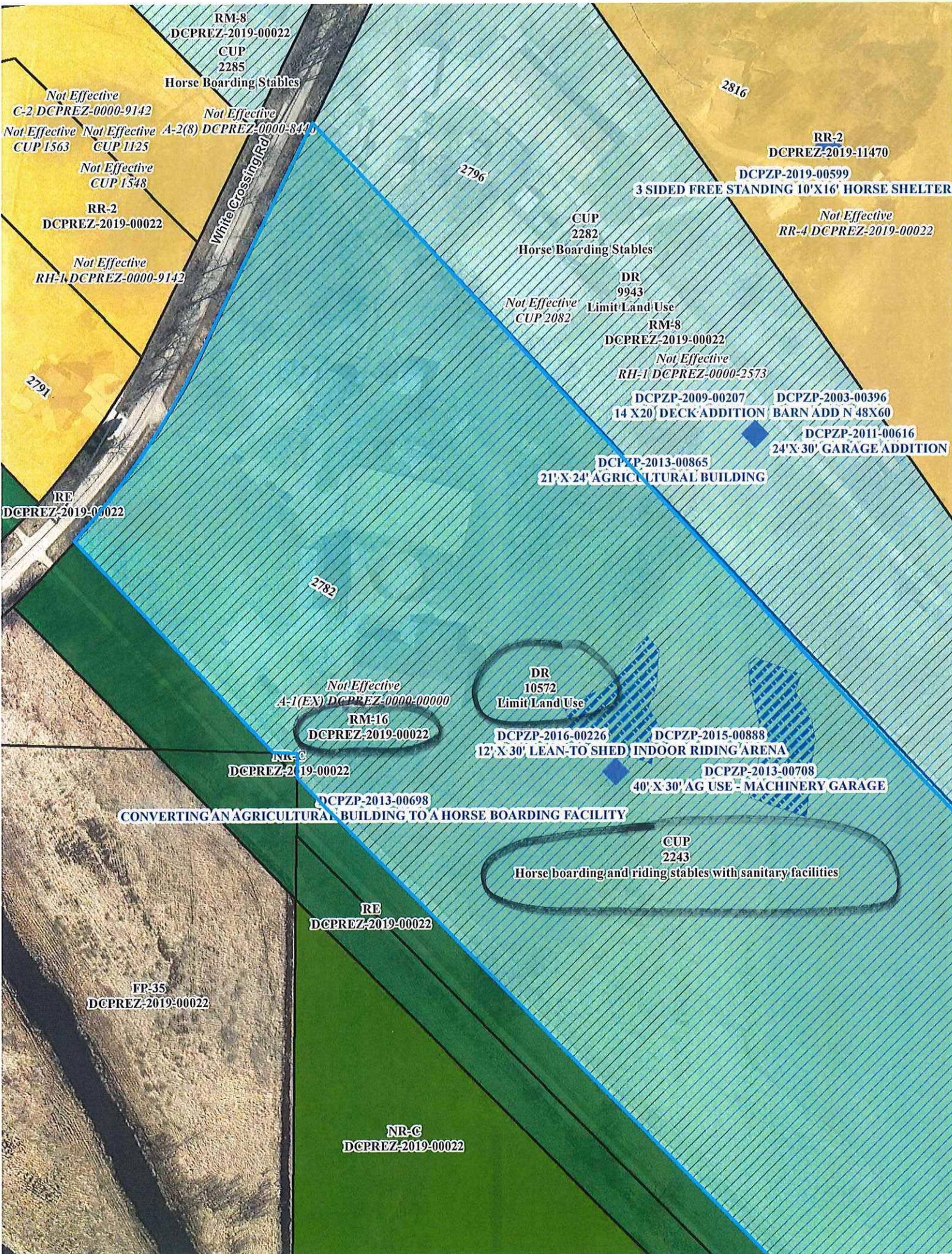
Briefly describe the current use(s) of the property on which the conditional use is proposed.

THE FRONT PART OF MY FARM HAS MY HORSES W/ 1-2 BOARDING HORSES WHERE MY DAUGHTER GIVES RIDING LESSONS. I HAVE A SMALL COACHING BUSINESS THAT I RUN OUT OF THE FARM AND I'M CURRENTLY BUILDING MY PRIVATE RESIDENCE IN THE BACK PART OF MY FARM THAT WILL NOT BE AVAILABLE TO THE PUBLIC.

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

PRIVATE HOMES BEHIND ME. HORSE STABLE NORTH OF ME. PRIVATE HOME & HORSE PROPERTY ACROSS STREET FROM ME. AND MILITARY RIDGE TRAIL W/ SUGAR RIVER CONSERVANCY SOUTH OF ME.

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 8 EAST, IN THE TOWN OF VERONA, DANE COUNTY, WISCONSIN, WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 0° 21' EAST ALONG THE WEST LINE OF SAID 1/4, 199.1 FEET; THENCE SOUTH 87° 34' EAST 129.2 FEET TO THE CENTERLINE OF WHITE CROSSING ROAD; THENCE SOUTH 25° 12' WEST ALONG SAID CENTERLINE OF ROAD, 344.3 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 25° 2' WEST ALONG SAID CENTERLINE OF ROAD, 325.2 FEET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE OF ROAD ON A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 32° 34' WEST FOR A DISTANCE OF 261.9 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTH 44° 48' EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1481.3 FEET; THENCE NORTH 45° 12' EAST, 560.9 FEET; THENCE NORTH 44° 48' WEST, 1649.75 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE ALL LAND WHICH LIES IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7.



RM-8  
DCPREZ-2019-00022  
CUP  
2285  
Horse Boarding Stables

*Not Effective*  
C-2 DCPREZ-0000-9142  
*Not Effective*  
CUP 1563  
*Not Effective*  
CUP 1125  
*Not Effective*  
CUP 1548

*Not Effective*  
A-2(8) DCPREZ-0000-844

RR-2  
DCPREZ-2019-00022

*Not Effective*  
RH-1 DCPREZ-0000-9142

RE  
DCPREZ-2019-00022

2816

RR-2  
DCPREZ-2019-11470

DCPZP-2019-00599  
3 SIDED FREE STANDING 10'X16' HORSE SHELTER

*Not Effective*  
RR-4 DCPREZ-2019-00022

CUP  
2282  
Horse Boarding Stables

DR  
9943  
*Not Effective*  
CUP 2082  
Limit Land Use

RM-8  
DCPREZ-2019-00022

*Not Effective*  
RH-1 DCPREZ-0000-2573

DCPZP-2009-00207  
14 X 20' DECK ADDITION

DCPZP-2003-00396  
BARN ADD N 48X60

DCPZP-2011-00616  
24'X 30' GARAGE ADDITION

DCPZP-2013-00865  
21'X 24' AGRICULTURAL BUILDING

2782

*Not Effective*  
A-1(EX) DCPREZ-0000-00000

RM-16  
DCPREZ-2019-00022

DR  
10572  
Limit Land Use

DCPZP-2016-00226  
12' X 30' LEAN-TO SHED

DCPZP-2015-00888  
INDOOR RIDING ARENA

DCPZP-2013-00708  
40' X 30' AG USE - MACHINERY GARAGE

NR-C  
DCPREZ-2019-00022

DCPZP-2013-00698

CONVERTING AN AGRICULTURAL BUILDING TO A HORSE BOARDING FACILITY

CUP  
2243

Horse boarding and riding stables with sanitary facilities

RE  
DCPREZ-2019-00022

FP-35  
DCPREZ-2019-00022

NR-C  
DCPREZ-2019-00022



2927

Zone X

2881

2875

Timber Ln

2845

2839

PD

2817

2824

NAVIGABILITY DETERMINATION

Zone X

2824

2808

2816

2804

2796

2821

Pacific Cir

2794

2791

2787

2783

2782

2777

2778

7685

7679

Zone A

2773

2765

2760

2759

7684

7678

White Crossing Rd

2753

2747

2746

2752

2699

Zone X

2624

Seven Springs Ln

**Parcel Number - 062/0608-074-9060-4**

**Current**

[← Parcel Parents](#)

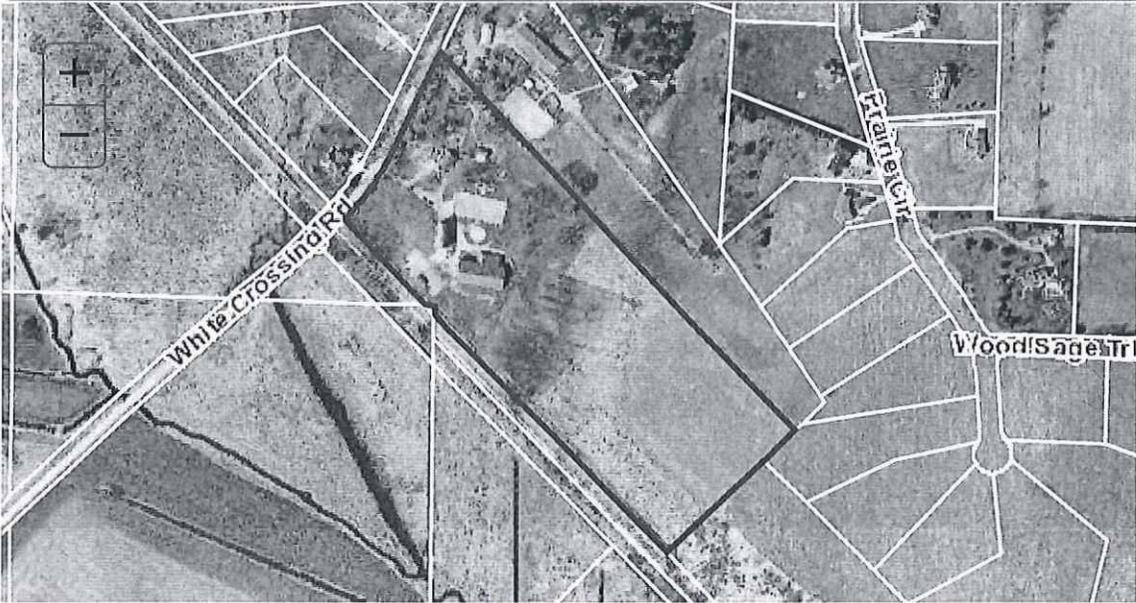
[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF VERONA	
State Municipality Code	062	
<b>Township &amp; Range</b>	<b>Section</b>	<b>Quarter/Quarter &amp; Quarter</b>
T06NR08E	07	NE of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Plat Name	METES AND BOUNDS (Click link above to access images for Plat)	
Parcel Description	SEC 7-6-8 PRT NE1/4SW1/4 & PRT W1/2 SE1/4 COM SEC CTR TH S 199.1 FT TH S87DEGE 129.2 FT TO C/L WHITE CROSSING RD TH S25DEGW ALG SD C/L 344.3 FT TO POB TH CONT ALG SD C/L S25DEGW 325.2 FT TH SW ALG SD C/L ON CRV TO R L/C S32DEGW 261.9 FT TO NE R/W LN RR TH S44DEGE ALG SD R/W LN 1481.3 FT TH N45DEGE 560.9 FT TH N44DEGW 1649.75 FT TO POB EXC PRT LYG IN SE1/4SW1/4 (20 ACRES M/L) EXC ANY & ALL RR R/W LANDS TO WI DNR <b>This property description is for tax purposes. It may be                      abbreviated. For the complete legal description please refer to                      the deed.</b>	
Current Owner	UNBRIDLED SPIRITS LLC 	
Primary Address	2782 WHITE CROSSING RD	
Billing Address	3070 HIDDEN VIEW TRL VERONA WI 53593	

**District Information**

Type	State Code	Description
REGULAR SCHOOL	5901	VERONA SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	31SD	STORMWATER MGMT DIST
OTHER DISTRICT	31VF	VERONA FIRE DISTRICT

**Parcel Maps**



[DCiMap](#)

[Google Map](#)

[Bing Map](#)



1 SITE PLAN  
1" = 140'-0"



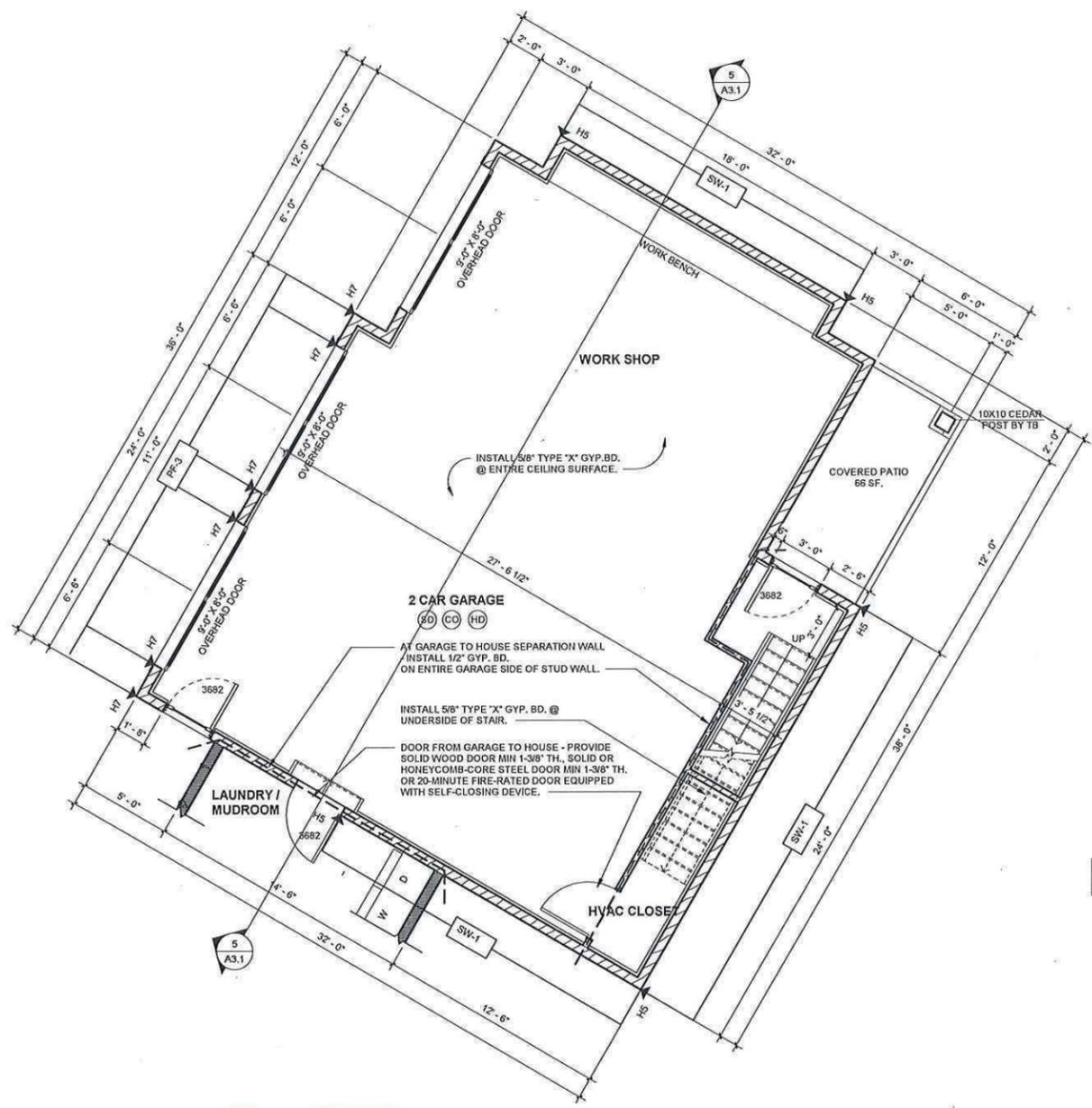
10821 Eagle Drive North Collins, NY 14111  
 phone (716) 337-0012 fax (716) 337-0013  
 timberbuilt@timberbuilt.com www.timberbuilt.com

PROJECT

CLIENT NAME:  
 Stacey Bean  
 PROJECT ADDRESS:  
 2782 White Crossing Rd.  
 Verona, WI 53593

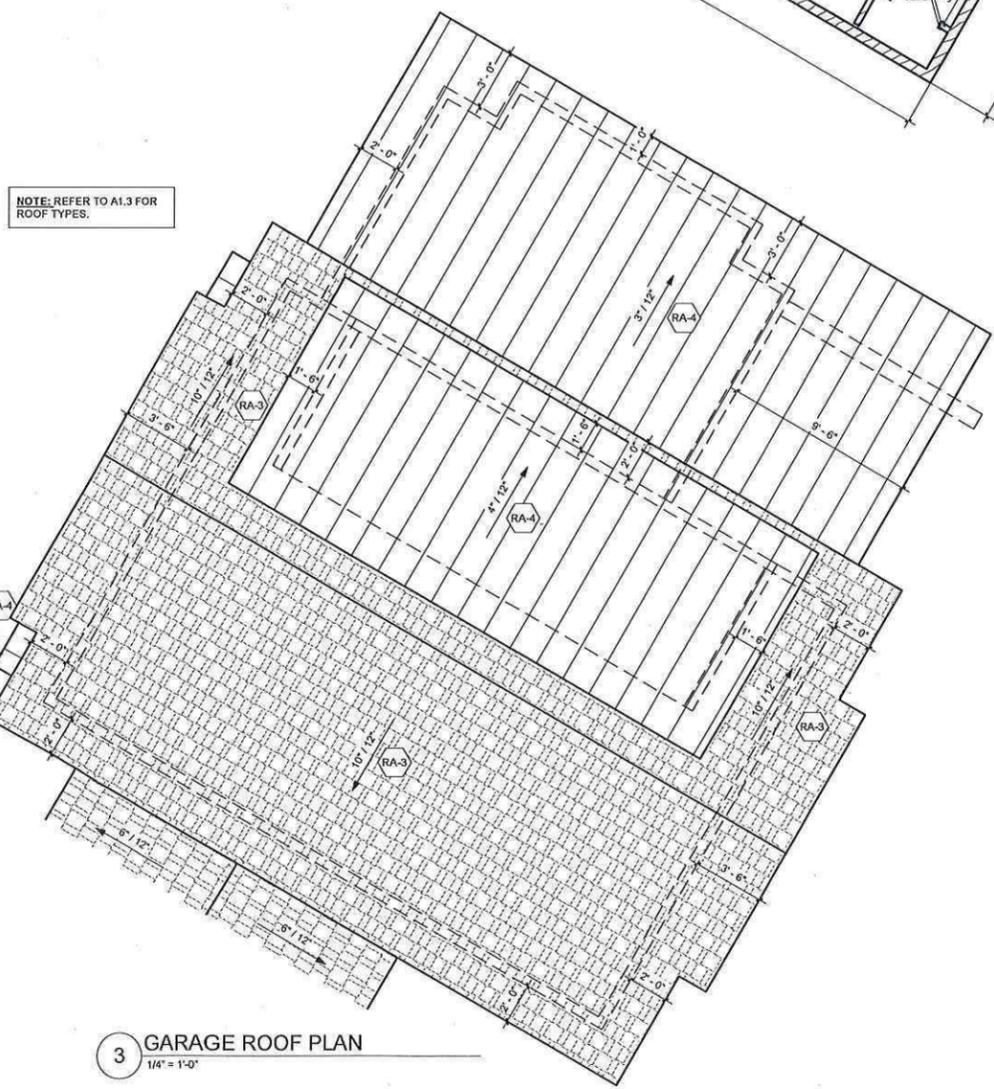
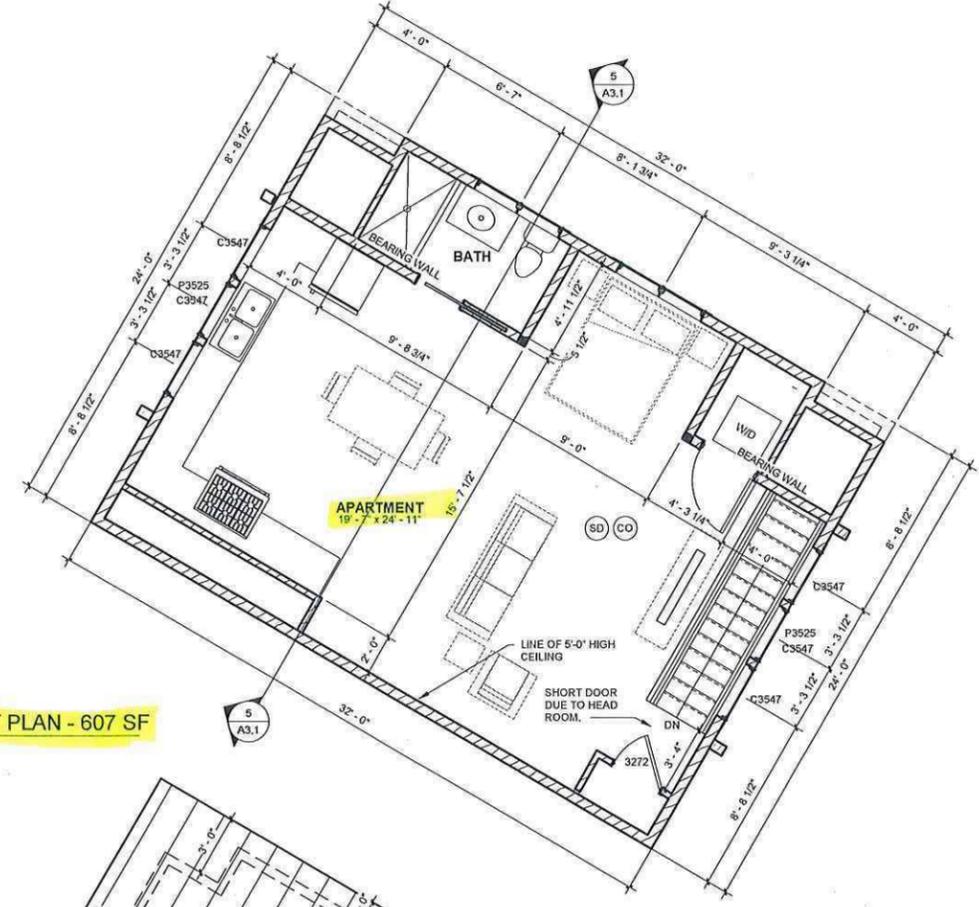
DATE:  
 5/28/2021  
 SCALE:  
 1" = 140'-0"

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**1 GARAGE PLAN - 1,092 SF.**  
1/4" = 1'-0"

**2 GARAGE LOFT PLAN - 607 SF**  
1/4" = 1'-0"



**3 GARAGE ROOF PLAN**  
1/4" = 1'-0"

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ARCHITECTS SEAL  
SIP ENVELOPE AND TIMBER  
FRAME APPROVED FOR  
CONSTRUCTION BY TIMBERBUILT  
O&L

PROJECT NAME:  
**BEAN RESIDENCE  
GARAGE FLOOR PLANS &  
ROOF PLAN**

APPROVED AS DRAWN  
 APPROVED AS NOTED  
 NOT APPROVED, RESUBMIT

INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

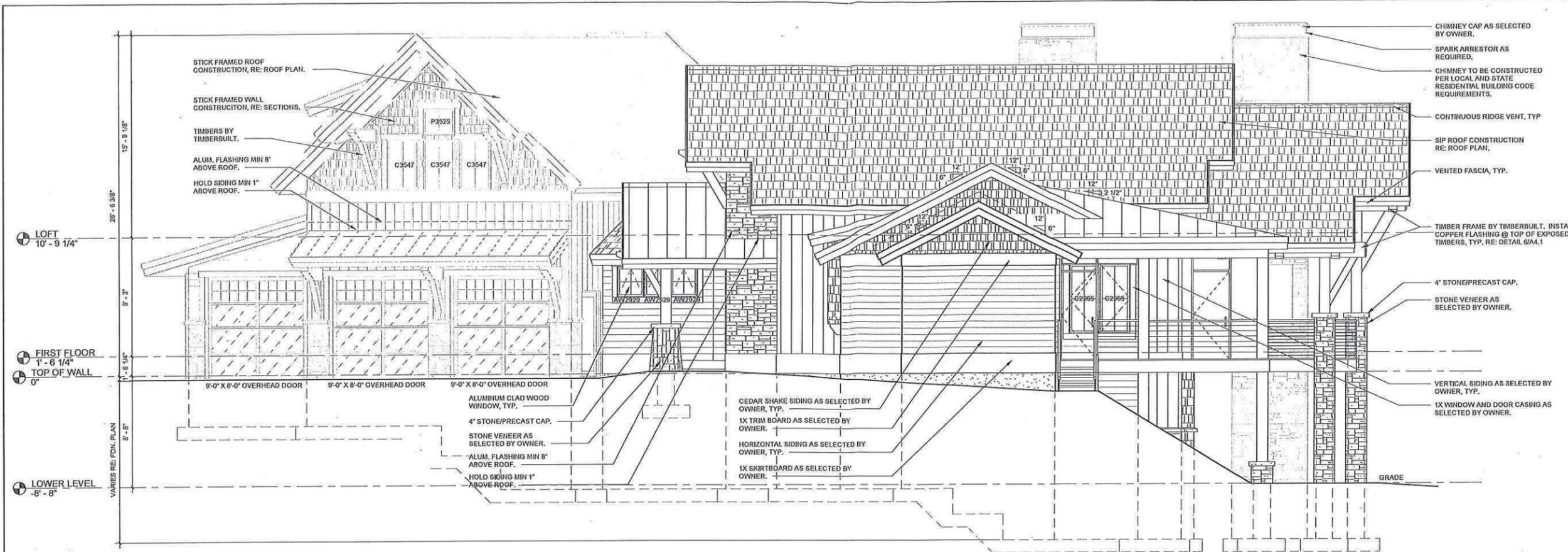
SCALE: 1/4" = 1'-0"

DRAWN BY: AJP

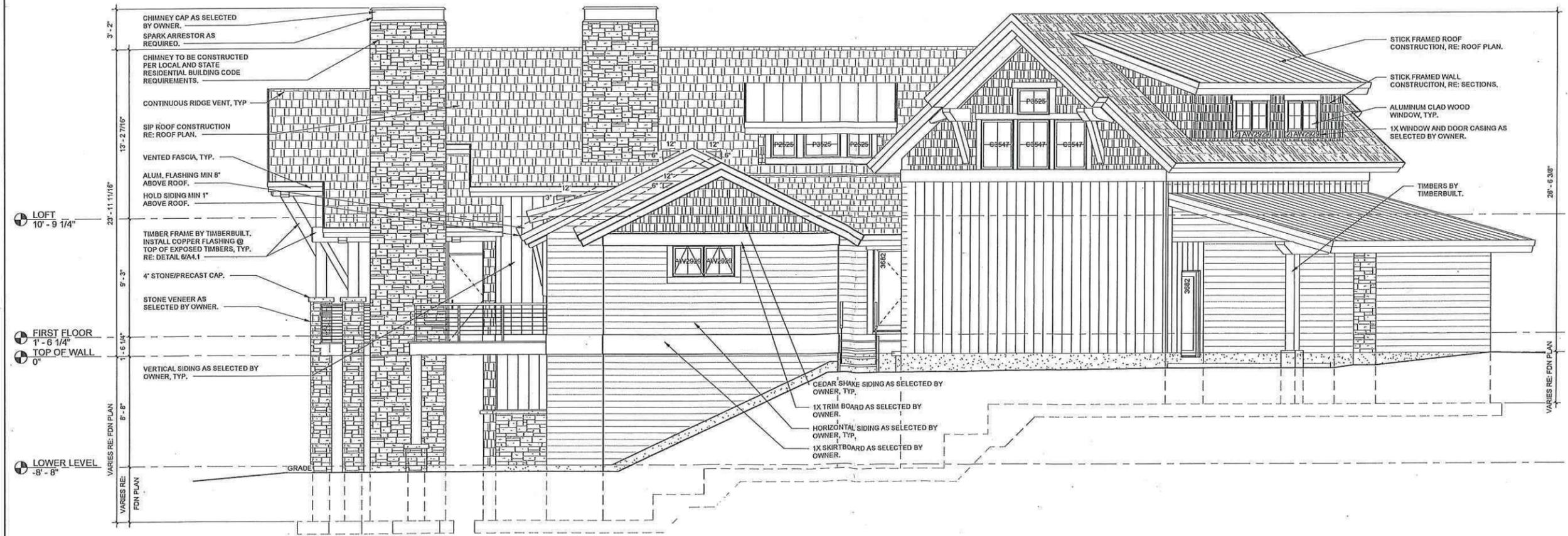
Date: 5/28/2021

Submital: **A1.4**





2 SIDE ELEVATION  
1/4" = 1'-0"



1 SIDE ELEVATION  
1/4" = 1'-0"

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ARCHITECTS SEAL  
SIP ENVELOPE AND TIMBER FRAME APPROVED FOR CONSTRUCTION BY TIMBERBUILT ONLY.

PROJECT NAME:  
**BEAN RESIDENCE  
EXTERIOR ELEVATIONS**

APPROVED AS DRAWN  
 APPROVED AS NOTED  
 NOT APPROVED, RESUBMIT

INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: 1/4" = 1'-0"  
DRAWN BY: AJP  
Date: 5/28/2021 Page: A2.1  
Submital: