

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/03/2022	DCPCUP-2022-02560
Public Hearing Date	
05/10/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME STEPHAN AND ALEX MESDJIAN	Phone with Area Code (608) 698-1854	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 18 NAYLOR CIR		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MADISON, WI 53719		(City, State, Zip)	
E-MAIL ADDRESS smesdjian@edgewood.edu		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	
2903 BIBLE CAMP ROAD					
TOWNSHIP DUNN	SECTION 9	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-091-2194-1		---		---	




CUP DESCRIPTION
TRANSIENT OR TOURIST LODGING

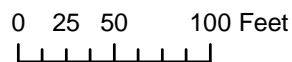
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)(g)	.20

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
	SSA1	



Legend

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



CUP 02560
STEPHAN AND ALEX
MESDJIAN



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:	Stephan Mesdjian	Agent Name:	
Address (Number & Street):	20420 Brook Park Dr.	Address (Number & Street):	
Address (City, State, Zip):	Brookfield, WI 53045	Address (City, State, Zip):	
Email Address:	smesdjian@edgewood.edu	Email Address:	
Phone#:	608-698-1854	Phone#:	

SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-091-2194-1
Section:	9	Property Address or Location:	2903 Bible Camp Rd., McFarland
Existing Zoning:	SRF-08	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	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: To use an existing house in a single family residential zoning district to provide short-term tourist rentals advertised on sites such as Airbnb.	

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 checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" 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: 02/28/2022

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.

<p>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.</p> <p>This home is a three level, 4 bedroom, 2 bathroom single family residence, located on the southeastern shore of Lake Waubesa in the Town of Dunn. It is approximately 1,900 square feet. It allows for 8 people to reside at the property with adequate parking for 5 vehicles. Outdoor patios and decks are available for guests to enjoy, as well as a pier. Families, couple or groups rent the property on a short-term basis through sites like Airbnb and VRBO. The co-owner of the property, my brother, lives 8.7 miles/13 minutes away and is available by cell phone and email. I am also available by cell phone and email. Our home is also monitored by a security system. Guests are provided detailed check in and check out procedures sheets. Our cleaning company comes in to clean and turn over the home between bookings. Lawn care and snow removal for the property are also provided. We have maintenance contractors available for any repair concerns. There is no plan to add any additional space to this home and therefore, no adverse environmental or infrastructure will occur. This CUP application is not asking for any building or infrastructure changes. Given the size of the home and our stipulation of 8 guests at a time, there will be no need to add to the property or to increase sewage and waste handling. The Town of Dunn requires a 7-night minimum stay and the home is advertised accordingly.</p>
<p>List the proposed days and hours of operation.</p> <p>7 days a week. Hours will be during regular business hours with the exception of check in occurring up to 10pm.</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>A family-owned local cleaning company is typically made up of two people and are on site for 2-4 hours at a time. Maintenance concerns are</p>
<p>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.</p> <p>We only anticipate some noise (voice, car noise) but at levels consistent with single-family residential and the neighborhood, consistent with Zoning Ordinance 10.251(a) and (b). Further, we have house rules on noise and our check in instructions stipulate a check in time between 3pm and 10pm and check out by 11am to minimize disruption to neighbors. Our house rules further indicate that there are no</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>Patio furniture, grill, garbage and recycling bins, kayaks by the pier during warmer months.</p>
<p>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 <u>Chapter 11</u> of <u>Chapter 14</u>, Dane County Code.</p> <p>N/A</p>
<p>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.</p> <p>This house uses municipal septic and sewer. Given the 8 person limit, no addition measures are necessary.</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>The home has trash and recycling bins that are picked up weekly and biweekly, respectively.</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>Guests will use private vehicles and no commercial traffic is anticipated. Traffic volumes will be limited to 5 cars based on parking availability</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>N/A</p>
<p>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.</p> <p>No additional lighting is planned besides the current light fixtures on the building. Garden solar lights illuminate pathways.</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <u>10.800</u>.</p> <p>N/A</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>Personal residential use.</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>Primary residences and vacation homes in the immediate area. An FP-1 parcel is located across the street from the property.</p>

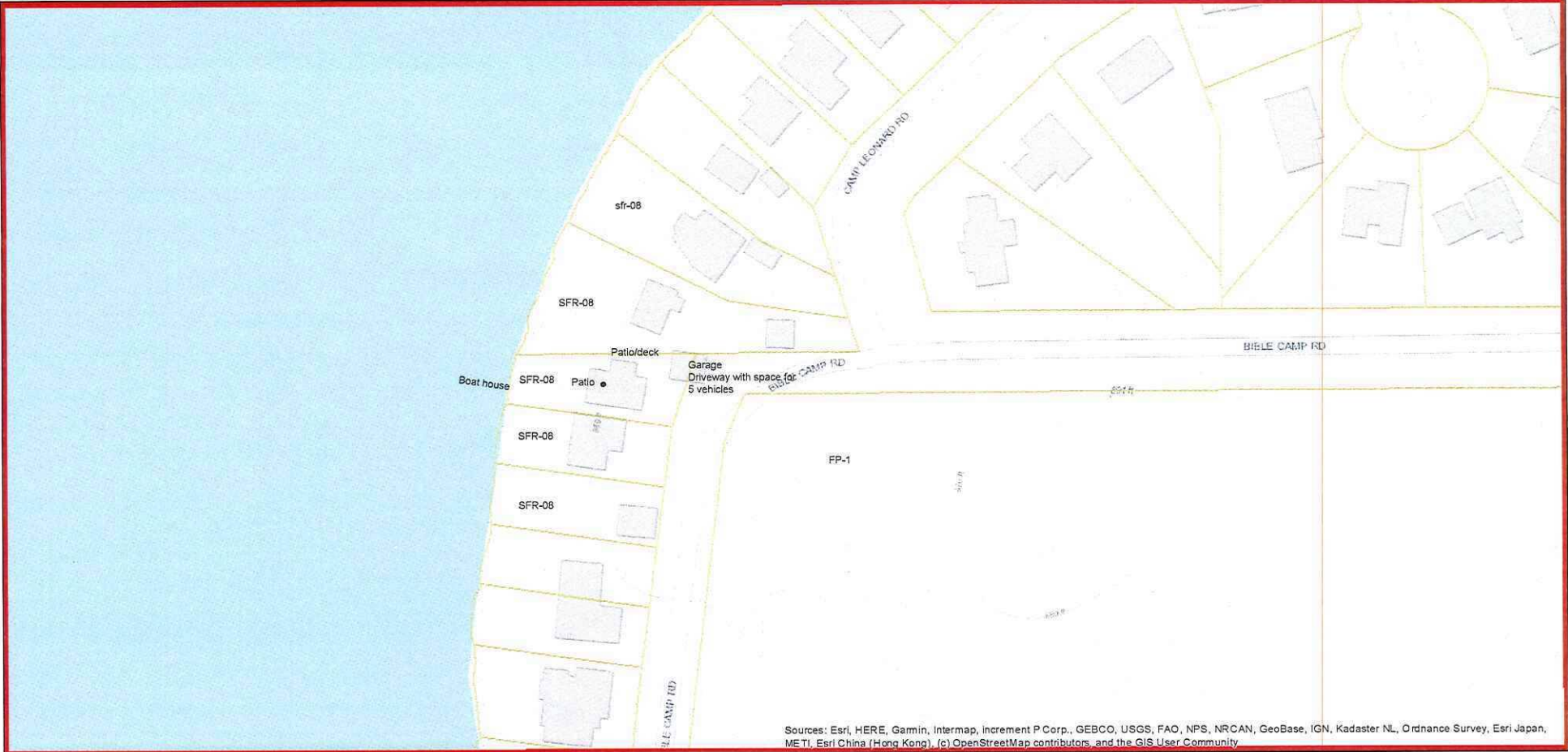
Legal description of 2903 Bible Camp Road

Parcel description: ASSESSORS PLAT 2 DUNN OUTLOT 14

Parcel Number - 028/0610-091-2194-1

Outlot 14, Assessor's Plat No. 2 Township of Dunn, in the Town of Dunn, Dane County, Wisconsin.

Dane County Map

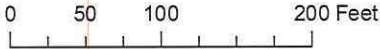


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

February 28, 2022

Dane County Mask

- Dane County Mask
- Parcels





2909

2907

2905

Town of
Dunn

2903

2901

2897

Bible Camp Rd