

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/22/2022	DCPCUP-2022-02573
Public Hearing Date	
09/20/2022	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME BRAD & LAURA TISCH	Phone with Area Code (608) 523-1163	AGENT NAME BRAD TISCH	Phone with Area Code (608) 523-1163
BILLING ADDRESS (Number, Street) 175 DRAMMEN VALLEY RD		ADDRESS (Number, Street) 175 DRAMMEN VALLEY RD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MOUNT HOREB, WI 53572	
E-MAIL ADDRESS bltisch@yahoo.com		E-MAIL ADDRESS bltisch@yahoo.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	
10962 MOEN RD					
TOWNSHIP PERRY	SECTION 31	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0506-313-8000-4		---		---	

CUP DESCRIPTION
CUP FOR TRANSIENT OR TOURIST LODGING

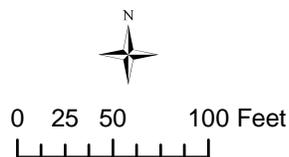
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.242(3) RR-2 Zoning District - Transient or Tourist Lodging	2

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

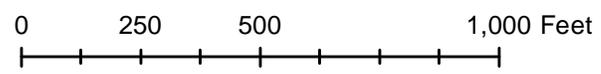
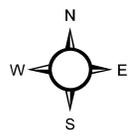


Legend

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



CUP 02573
BRAD & LAURA TISCH



CUP 2573 Neighborhood Map



Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 8 standards of a Conditional Use

Owner: Brad & Laura Tisch
Address: 175 Drammen Valley Road
Phone: 608*523*1163
Email: bltisch@yahoo.com
Agent:
Address:
Phone:
Email:

Parcel numbers affected: 0506-313-8000-4
Town: Perry
Section:
Property Address: 10962 Moen Road Mt. Horeb, WI 53572

Existing/ Proposed Zoning District : RR-2

Separate checklist for mineral extraction or cell tower uses must be completed.

- Type of Activity proposed: Transient / Tourist Lodging
Hours of Operation: All stays require reservation: Check in 3 PM and Check out 11 AM
Number of employees: 1
Anticipated customers: 1 - 6 customers per stay, average 25 stays per year. Applicant requested up to 8 persons
Outside storage: None
Outdoor activities: None
Outdoor lighting: None
Outside loudspeakers: None
Proposed signs: None
Trash removal: Weekly - same as normal resident
Eight Standards of CUP (see page 2)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Brad Tisch
Date: 7/21/2020

Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards.

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.

No it will not - I believe the tourist lodging won't be detrimental or endanger public health, safety, comfort or general welfare. Customers are screened and reviewed by AIRBNB. Occupancy is considerably less than what would be if full time renters were there.

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.

No it will not - the property is maintained by the owners (Brad & Laura Tisch). This keeps the appearance of the property very favorable. Occupancy is considerably less than full time renters. With a rural setting, there is considerable distance between houses, so privacy is maintained.

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 - The house continues to provide temporary residence for families. With the CUP, the stays can be shorter.

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

Yes - the residence is usable as is.

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 - We believe there will be less traffic as a result of the tourist lodging than would be if a long term renter was in the house. Long term renter: 2 to 3 vehicles, 2 to 3 trips/day, 365 days/year. Short term renter: 2 to 3 vehicles, 2 to 3 trips/day, 180 days/year.

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

Yes - With the residence zoned RR-2, tourist lodging is allowed with a conditional use permit.

7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.

Yes - with a conditional use permit, the use is consistent.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)

Not applicable - the residence is zone RR-2



Parking available in
3 car garage & driveway
(Red Area)

Parking

Moen Rd

Moen Rd

Drammen Valley Rd

Google

Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, Map data ©2022 United States Terms Privacy Send feedback 50 ft



CUP Legal Description

Part of the NE 1/4 of the SW 1/4 of Section 31, Town of Perry described as follows:

Commencing at the Southeast corner of said NE 1/4 of the SW 1/4 of Section 31, which is also the point of beginning; thence West along the South line of said NE 1/4 of the SW 1/4, a distance of 328.0 feet; thence North parallel to the East line of said NE 1/4 SW 1/4, a distance of 328.0 feet; thence East parallel to the south line of said NE 1/4 of the SW 1/4, a distance of 328.0 feet to the East line of the NE 1/4 of the SW 1/4 of Section 31; thence South along the East line of the NE 1/4 of the SW 1/4 of Section 31, a distance of 328.0 feet more or less to the point of beginning.