

Dane County Conditional Use Permit Application

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|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 05/18/2023 | DCPCUP-2023-02598 |
| Public Hearing Date | |
| 07/25/2023 | |

| OWNER INFORMATION | AGENT INFORMATION |
|--------------------------|--------------------------|
|--------------------------|--------------------------|

| | | | |
|---|--|---|--|
| OWNER NAME UNDER THE OAK TREES LLC | Phone with Area Code (608) 347-9362 | AGENT NAME GRACE BUILT LLC (TRAVIS DETTINGER) | Phone with Area Code (608) 576-3313 |
| BILLING ADDRESS (Number, Street) 6033 MONONA DR UNIT 202 | | ADDRESS (Number, Street) 3245 TOKEN ROAD | |
| (City, State, Zip) MONONA, WI 53716 | | (City, State, Zip) Sun Prairie, WI 53590 | |
| E-MAIL ADDRESS kenton@zeteocommunity.org | | E-MAIL ADDRESS tdettinger@grace-built.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 |
|-----------------------------------|-----------------------------------|-----------------------------------|
| 3136 Oak Street | | |
| TOWNSHIP PLEASANT SPRINGS | SECTION 4 | TOWNSHIP |
| | | SECTION |
| PARCEL NUMBERS INVOLVED | PARCEL NUMBERS INVOLVED | PARCEL NUMBERS INVOLVED |
| 0611-042-8096-5 | --- | --- |

| CUP DESCRIPTION |
|------------------------|
|------------------------|

Institutional Residential and associated accessory uses



| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|--|--------------|
|--|--------------|

| | |
|-----------|-----|
| 10.272(3) | 7.5 |
|-----------|-----|

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



CUP 2598

-  Floodway Areas in Zone AE
-  Floodplain





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: | Under The Oaks LLC | Agent Name: | Grace Built LLC, Travis Dettinger |
| Address (Number & Street): | 6033 Monona Dr #202 | Address (Number & Street): | 3245 Token Rd |
| Address (City, State, Zip): | Monona, WI 53716 | Address (City, State, Zip): | Sun Prairie, WI 53590 |
| Email Address: | Kenton@ZeteoCommunity.org | Email Address: | TDettinger@Grace-Built.com |
| Phone#: | 608.347.9362 | Phone#: | 608.576.3313 |

SITE INFORMATION

| | | | |
|------------------|----------------------------|-------------------------------|--------------|
| Township: | Pleasant Springs | Parcel Number(s): | 061104280965 |
| Section: | SEC 4-6-11 PRT N1/2 NW 1/4 | Property Address or Location: | 3136 Oak St |
| Existing Zoning: | rr-4 | Proposed Zoning: | GC |
| | | CUP Code Section(s): | |

DESCRIPTION OF PROPOSED CONDITIONAL USE

| | |
|---|--|
| <p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>Proposed use is Institutional Residential w/ accessory uses described in the Operations Plan.</p> | <p>Is this application being submitted to correct a violation?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>Provide a short but detailed description of the proposed conditional use:</p> <p>see attached.</p> | |

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 |
|---|--|---|---|--|---|

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: Travis Dettinger Grace Built LLC

Date: 5.17.23

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.

see attached

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.

see attached

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.

see attached

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

see attached

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.

see attached

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

see attached

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

see attached

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:

see attached

- 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.

see attached

List the proposed days and hours of operation.

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

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.

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

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.

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.

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

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

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

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.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

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

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

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\(15\)](#).

Under the Oaks LLC is owned by Zeteo Community. We are seeking a conditional use permit to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

Standards for Conditional Use Permits

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:
 - a. Approval of the CUP will allow Zeteo to create and maintain a peaceful rural setting where people who are recovering from sexual exploitation a trafficking can heal and be equipped for a better life. This program requires a quiet, beautiful, tranquil rural setting. This aligns with the rural residential nature of the neighborhood. The property is 300' from Hwy MN so vehicular disruption to residential neighbors will not be an issue. There are other General Commercial Zoned parcels in this neighborhood. The parcel is currently single family so we aren't taking farmland out of service. The town of Pleasant Springs Future Use Map shows this parcel adjacent to Rural Mixed Use area. There are no residential lots abutting this property. All activity will be contained on the subject property; no off-site impacts are anticipated.
2. The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by proposed CUP:
 - a. The conditional use we are requesting aligns with a mixed residential commercial neighborhood. We intend to create a peaceful rural residential property that is conducive to healing. The property's primary function is long-term transitional residential homes with some "light commercial" use as staff and service providers offer therapy, education and training in the Common building.
 - b. Traffic will route to Hwy MN which is 400' from the property driveway. The existing forest buffers along the north, south, east and west property lines will be maintained or improved.
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.
 - a. This CUP will not impact or limit adjacent development or improvement of surround properties.
 - b. The proposed use is consistent with the existing rural residential character of the area. The subject property is 300' from Hwy MN, so we anticipate no vehicular disruption to residential neighbors. There are other General Commercial Zoned parcels in the vicinity of the subject property. No productive agricultural land will be taken out of service.

The proposed CUP is consistent with the Town of Pleasant Springs Future Use Map, which shows this parcel adjacent to Rural Mixed Use area.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use:
 - a. The property will be serviced by a new septic system designed and permitted to Dane County and local requirements. Standard electric, gas, and phone services already exist. New Stormwater Management and erosion control will be designed, permitted, and implemented per Dane County Standards. The subject property is 300' from Hwy MN, which will provide adequate access.
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. The existing driveway serving the property will be replaced with a new larger drive with appropriate parking and a turn-around loop. Access to the horse barn will be provided with a new driveway entrance. The main entrance driveway is approximately 400' from the Hwy MN so there will be minimal traffic past residential properties.
6. The conditional use shall conform to all applicable regulations of the district in which it is located:
 - a. Existing tree/forest buffers along the property lines will be maintained. Regulations of the district will not be violated by this use.
7. The conditional use is consistent with the adopted town and county comprehensive plans:
 - a. The Town of Pleasant Springs Future Land Use Map designates the area adjacent to this parcel (3136 Oak St) as Rural Mixed-use. Changing the zoning to General Commercial to allow an institutional residential use fits with the intent of the Comprehensive Plan.
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).
 - a. The existing zoning district is RR-4. Farmland is not being taken out of service with this request.
 - b. This property is adjacent Rural Mixed-use zone shown on Town of Pleasant Springs Comprehensive Plan. The parcel is currently single family *residential* use and we are requesting a change to institutional *residential* use.
 - c. The new homes and common building are proposed in the same area as current home and shed. The existing open area will be maintained as a horse pasture, storm water management pond with prairie grasses. A small horse barn will be added to this area.
 - d. Access to and use of surrounding agricultural land will not be impacted or disturbed by the proposed use.
 - e. We will not be constructing or doing any earthwork on any agricultural use land.

Statement of Intent and Operations Plan

The intent of this conditional use permit is to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing

SEE REVISED

is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long-term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

Zeteo Community intentionally pursued a rural country setting for the quiet, remote, and healing qualities. The property will be beautifully built and maintained to provide a natural place for healing, growth, and restoration. The homes will be built with modern farmhouse style architecture. They will both be ranch-style homes with walk-out basements. The Commons building will have complimentary rural style architecture.

Each of the two homes will have 4 bedrooms (2 women per bedroom) and one live-in suite for full-time house parents (likely a married couple). Home A will accommodate up to 8 women and the house parents. Home B will have accommodations for women, their children under age 8, and house parents. The maximum number of women plus children in Home B will not exceed 10. The maximum number of women and children in this program is 18. The maximum number of live-in house parents is 4.

The Commons building will be for programming and services provided to the women. This building will have spaces for therapy, education, life skill training, and community. Having a separate building for these activities encourages healthy real-life rhythms and improves the healing and restoration process. The building will include a breakroom area with a residential style kitchen. This will function as a breakroom for staff and volunteers and space for life-skills training for the women. This will not be a cafeteria or kitchen that prepares meals for all the people onsite. Meals will be prepared in the homes by the women.

There will be 3 accessory type buildings. A detached 3-car garage will hold two house-parent vehicles, one shared vehicle, and typical home and garden equipment. The horse barn will have up to 2 horses and one donkey. The horses will be part of an equine therapy program. A small 2 person prayer chapel is planned to be on site.

The site plan show locations for three tiny homes. We would like to have approval to locate three tiny homes (approximately 12'x30') on the site as shown, in the future. The homes would serve as a "stepping stone" as women transition from full community living, to tiny home living with support nearby, then moving offsite permanently.

The property will also have play areas, gardens, patios, camp-fire ring, walking paths, and a prairie grass meadow, and a wet storm water management pond. We will maintain as much forest area as possible, especially the forest and trees around the perimeter of the property.

Zeteo is a non-profit organization (that owns Under the Oaks LLC). Based upon conversations with Wisconsin Department of Health Services, this program will not be licensed by the state. Professional therapy services will be provided by independent professionals and outside organizations. The program is voluntary and will be offered to women who qualify.

Operational Narrative:

Proposed days and hours of operation:

Zeteo Community will be in operation 24 hours a day, 7 days a week.

SEE REVISED

Number of employees:

There will be 2 to 6 staff members on site at all times. There will be up to 18 participants (women and children) living in the homes supervised by 4 house parents.

Anticipated Off-site Impacts:

The objective for this property is to provide a quiet, healing, country home for women. No noise, odors, dust, soot, runoff or pollution is expected.

Description of any Outdoor Storage:

There will not be any materials stored outside or processing or operations that occur outside. We anticipate typical residential activities outdoors.

Stormwater and erosion control compliance:

JSD Engineering has been contracted to design and submit storm water and erosion control plans to Dane County for approval prior to start of construction. The project and property will comply with or exceed Dane County and local regulations.

Sanitary Facilities:

Eckmayer Sanitary will submit well and septic plans to Dane County for approval prior to start of construction. The project and property will comply with or exceed Dane County and local regulations.

Trash and Recycling:

Trash service will be provided by local township's provider, Pellitterri. Wheeled trash cans will be utilized for trash and recycling. Trash cans will be stored in the garage.

Traffic Patterns:

Traffic in and out of this property will be towards the north to Hwy MN eliminating additional traffic through the residential portion of Oak St. We anticipate 3 to 8 typical vehicles on site on a regular basis. We do not anticipate heavy truck traffic into this property. The driveway to this site is approximately 400' from Hwy MN.

Hazardous Materials:

There will not be hazardous, toxic or explosive materials stored onsite.

Outdoor Lighting:

This property will have typical residential lighting (landscape ground lights, bollard, wall packs, and entry sconces) and will not add light pollution to neighboring properties.

Signage:

The property will not have signage.

Current Land Use:

The current use of the property is single family residential (RR4) with one accessory building.

Neighboring Land Uses:

The uses of properties surrounding the property include farmland, General Commercial, Rural Residential, and Rural Mixed.

End.

Town of Pleasant Springs

CUP Application

Under the Oaks Trees LLC – 3136 Oak St
5-22-23

ADDENDUM 7-5-23

Per your request at the Town of Pleasant Springs Plan Commission/Board meeting, we are providing clarifications and information for your consideration:

- a) See attached draft deed restriction for your review and/or use.*
- b) To clarify, we are seeking approval to board up to three equine animals which will be used for equine therapy. This is addressed in section B below (highlighted green).*
- c) There was discussion about the request for the 3 tiny homes (detached accessory dwelling units) on the property. We believe these can be a useful and effective component in helping women rebuild and restore their lives. However, the tiny homes are not essential for the Zeteo program's success. Therefore, we are ok if the tiny homes cannot be approved.*
- d) There was discussion about connecting the two homes to become one large home. After further study we've concluded that one large house does not work with Zeteo's vision, programming, or staffing plan. If the homes were connected, they would need to function as a duplex. Therefore, we're requesting approval for two separate homes as shown on the plans.*

Section B: Intent or Purpose of the CUP:

Under the Oaks LLC is owned by Zeteo Community. We are seeking a conditional use permit to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

The intent of this conditional use permit is to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long-term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

Zeteo Community intentionally pursued a rural country setting for the quiet, remote, and healing qualities. The property will be beautifully built and maintained to provide a natural place for healing, growth, and restoration. The homes will be built with modern farmhouse style architecture. They will both be ranch-style homes with walk-out basements. The Commons building will have complimentary rural style architecture.

Each of the two homes will have 4 bedrooms (2 women per bedroom) and one live-in suite for full-time house parents (likely a married couple). Home A will accommodate up to 8 women and the house

parents. Home B will have accommodations for women, their children under age 8, and house parents. The maximum number of women plus children in Home B will not exceed 10. The maximum number of women and children in this program is 18. The maximum number of live-in house parents is 4.

The Commons building will be used programming and services provided for the women. This building will have spaces for therapy, education, life skill training, and community. Having a separate building for these activities encourages healthy real-life rhythms and improves the healing and restoration process. The building will include a breakroom area with a residential style kitchen. This will function as a breakroom for staff and volunteers and space for life-skills training for the women. This will not be a cafeteria or kitchen that prepares meals for all the people onsite. Meals will be prepared in the homes by the women.

There will be 3 accessory type buildings. A detached 3-car garage will hold two house-parent vehicles, one shared vehicle, and typical home and garden equipment. **The horse barn will have up to 2 horses and one donkey. The horses will be part of an equine therapy program.** A small 2 person prayer chapel is planned to be on site.

The site plan show locations for three tiny homes. We would like to have approval to locate three tiny homes (approximately 12'x30') on the site as shown, in the future. The homes would serve as a "stepping stone" as women transition from full community living, to tiny home living with support nearby, then moving offsite permanently.

The property will also have play areas, gardens, patios, camp-fire ring, walking paths, and a prairie grass meadow, and a wet storm water management pond. We will maintain as much forest area as possible, especially the forest and trees around the perimeter of the property.

Zeteo is a non-profit organization (that owns Under the Oaks LLC). Based upon conversations with Wisconsin Department of Health Services, this program will not be licensed by the state. Professional therapy services will be provided by independent professionals and outside organizations. The program is voluntary and will be offered to women who qualify.

Proposed days and hours of operation:

Zeteo Community will be in operation 24 hours a day, 7 days a week.

Number of employees:

There will be 2 to 6 staff members on site at all times. There will be up to 18 participants (women and children) living in the homes supervised by 4 house parents.

Anticipate Customers:

There will be no customers on the property. The only people on site will be staff, residents and others invited for a specific purpose.

Description of any Outdoor Storage:

There will not be any materials stored outside other than typical residential type items (patio table & chairs, maybe fire wood, etc).

Description of Outdoor Activities:

This program calls for a quiet tranquil country home setting. The outdoor activities will all be typical residential type activities and may include gardening, playing games, sitting at patio tables, campfire, enjoying walking paths, etc. At the horse barn area, we anticipate training and riding the horses.

Any outdoor lighting proposed:

The outdoor lighting will all be residential type lighting (ie, no commercial parking lot lights). We will have bollard lights, landscaping ground lights, and wall sconces.

Any proposed signage:

We will not have signage.

Trash and Recycling:

Trash service will be provided by local township's provider, Pellitterri. Wheeled trash cans will be utilized for trash and recycling. Trash cans will be stored in the garage.

Are there any deed restrictions on this property?

No.

Section C:

See attached:

- *aerial map, area map with zoning, TPS's Future Use Map,
- *House floor plans
- *Commons floor plan
- *Renderings of home

Section D: Standards for Conditional Use Permits

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:
 - a. Approval of the CUP will allow Zeteo to create and maintain a peaceful rural setting where people who are recovering from sexual exploitation a trafficking can heal and be equipped for a better life. This program requires a quiet, beautiful, tranquil rural setting. This aligns with the rural residential nature of the neighborhood. The property is 300' from Hwy MN so vehicular disruption to residential neighbors will not be an issue. There are other General Commercial Zoned parcels in this neighborhood. The parcel is currently single family so we aren't taking farmland out of service. The town of Pleasant Springs Future Use Map shows this parcel adjacent to Rural Mixed Use area. There are no residential lots abutting this property. All activity will be contained on the subject property; no off-site impacts are anticipated.
2. The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by proposed CUP:
 - a. The conditional use we are requesting aligns with a mixed residential commercial neighborhood. We intend to create a peaceful rural residential property that is conducive to healing. The property's primary function is long-term transitional residential homes with some "light commercial" use as staff and service providers offer therapy, education and training in the Common building.

- b. Traffic will route to Hwy MN which is 400' from the property driveway. The existing forest buffers along the north, south, east and west property lines will be maintained or improved.
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.
 - a. This CUP will not impact or limit adjacent development or improvement of surround properties.
 - b. The proposed use is consistent with the existing rural residential character of the area. The subject property is 300' from Hwy MN, so we anticipate no vehicular disruption to residential neighbors. There are other General Commercial Zoned parcels in the vicinity of the subject property. No productive agricultural land will be taken out of service. The proposed CUP is consistent with the Town of Pleasant Springs Future Use Map, which shows this parcel adjacent to Rural Mixed Use area.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use:
 - a. The property will be serviced by a new septic system designed and permitted to Dane County and local requirements. Standard electric, gas, and phone services already exist. New Stormwater Management and erosion control will be designed, permitted, and implemented per Dane County Standards. The subject property is 300' from Hwy MN, which will provide adequate access.
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. The existing driveway serving the property will be replaced with a new larger drive with appropriate parking and a turn-around loop. Access to the horse barn will be provided with a new driveway entrance. The main entrance driveway is approximately 400' from the Hwy MN so there will be minimal traffic past residential properties.
6. The conditional use shall conform to all applicable regulations of the district in which it is located:
 - a. Existing tree/forest buffers along the property lines will be maintained. Regulations of the district will not be violated by this use.
7. The conditional use is consistent with the adopted town and county comprehensive plans:
 - a. The Town of Pleasant Springs Future Land Use Map designates the area adjacent to this parcel (3136 Oak St) as Rural Mixed-use. Changing the zoning to General Commercial to allow an institutional residential use fits with the intent of the Comprehensive Plan.
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).
 - a. The existing zoning district is RR-4. Farmland is not being taken out of service with this request.

- b. This property is adjacent Rural Mixed-use zone shown on Town of Pleasant Springs Comprehensive Plan. The parcel is currently single family *residential* use and we are requesting a change to institutional *residential* use.
- c. The new homes and common building are proposed in the same area as current home and shed. The existing open area will be maintained as a horse pasture, storm water management pond with prairie grasses. A small horse barn will be added to this area.
- d. Access to and use of surrounding agricultural land will not be impacted or disturbed by the proposed use.
- e. We will not be constructing or doing any earthwork on any agricultural use land.

End.



US-12 /

GC

RM16

FP35

HC

FP35

FP35

TOWN OF COTTAGE GROVE
TOWN OF PLEASANT SPRINGS

MN

N

RR2

FP35

FP35

FP35

RR2

RR2

RR2

GC

GC

RR1

FP35

SFR08

SFR08

RR2

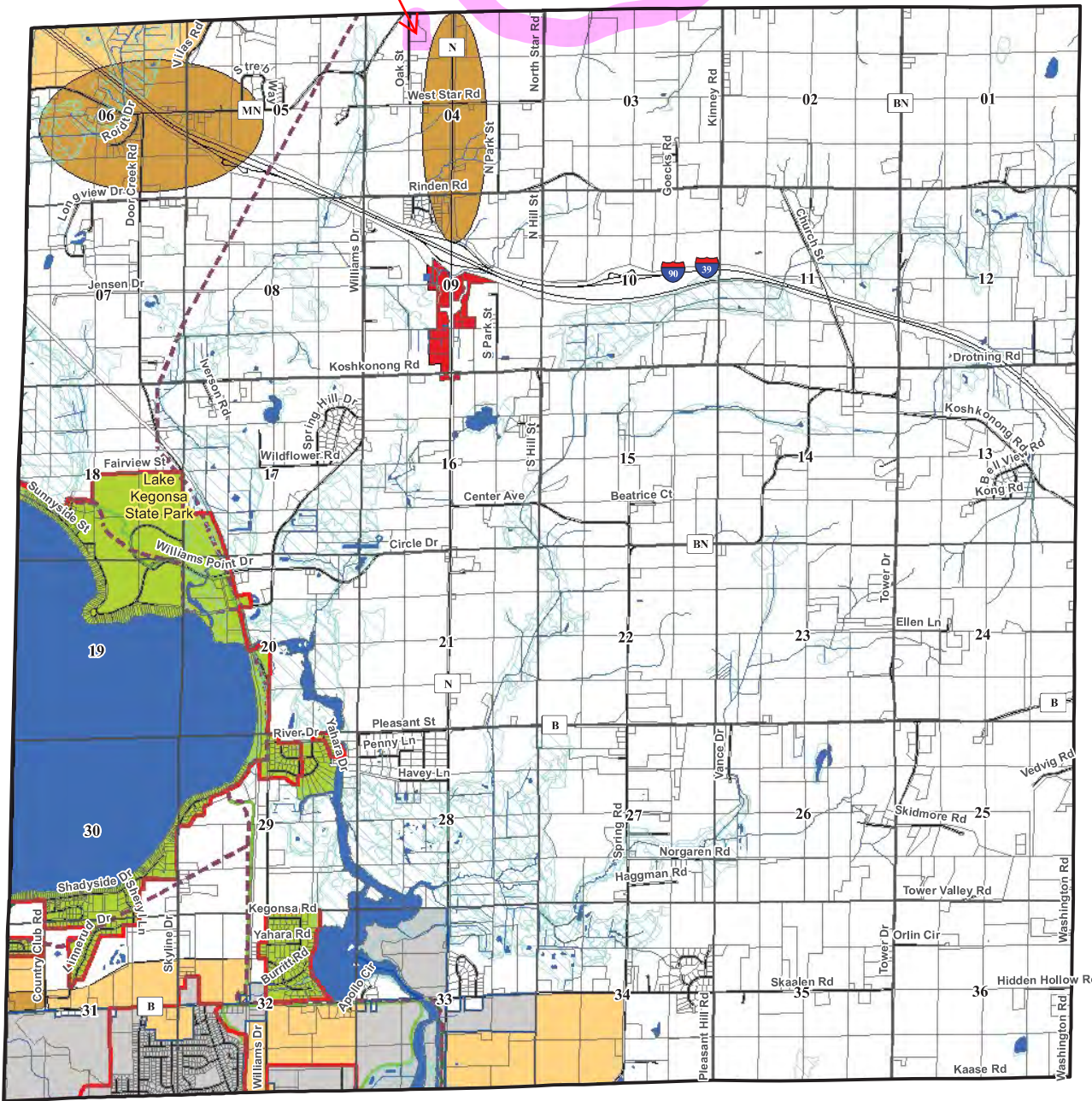
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FP35

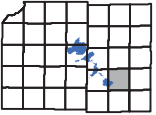
OAK STREET

/I-90

3136 Oak St



Town of Pleasant Springs



Future Land Use

Land Use Planning Areas

- Lake Kegonsa & Lower Yahara River Residential Area
- Interstate Interchange Area
- Rural Mixed Use
- Transitional Agriculture
- Farmland Preservation

- Resource Protection Overlay *
- Proposed Off-road Bicycle and Pedestrian Trail

Bike Path

- Existing
- Proposed
- Municipal Boundary

*The Resource Protection Overlay is comprised of Wetlands, 100 Year Floodplain, Surface Water, areas within 75 feet of Surface Water, steep slopes as identified in the community land use plan.

Jul., 2017

0 0.25 0.5 1 1.5 2 Miles



Source Info:
 Urban Service Area: 2017, (CARPC)
 Municipal Boundary: 2017, (DCPD)
 Tax Parcel Boundary: 2017, (DCPD)
 Zoning: 2017, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

File: I:\2022\21-2022-02 Planning\01 Graphics and Exhibits\2023-05-16 - Rendered Site Plan\21-2022-02 EA\HBT - rendered site plan.dwg Layout: TB User: mmanichahai Plotter: May 17, 2023 - 9:18am Xref:

2501 CTY HWY MN
ZONED FP-35
(GENERAL FARM/LAND PRESERVATION)

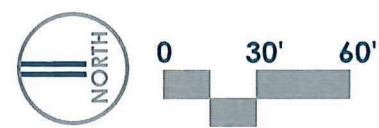
TOWN OF COTTAGE GROVE
TOWN OF PLEASANT SPRINGS

SEC 4-6-11 FR NW1/4 NW1/4 & N 30 FT
OF E 208.7 FT OF SW1/4 NW1/4 EXC CSM 1270
ZONED FP-35
(GENERAL FARM/LAND PRESERVATION)

SEC 4-6-11 FR NW1/4 NW1/4 & N 30 FT OF
E 208.7 FT OF SW1/4 NW1/4 EXC CSM 1270
ZONED FP-35
(GENERAL FARM/LAND PRESERVATION)



ZETEO COMMUNITY - 3136 OAK STREET
PLEASANT SPRINGS, WI **MAY 18, 2023**



REVIEW DRAWING
 NOT TO BE USED FOR CONSTRUCTION
 DATE OF ISSUE 05-17-2023



CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
 161 HORIZON DRIVE, SUITE 101
 VERONA, WISCONSIN 53593
 P. 608.548.5050

CLIENT:
 GRACE-BUILD LLC

CLIENT ADDRESS:
 3245 TOKEN ROAD
 SUN PRAIRIE, WI 53590

PROJECT:
 ZETEO COMMUNITY

PROJECT LOCATION:
 3136 OAK STREET
 TOWN OF PLEASANT SPRINGS
 WISCONSIN, 53590

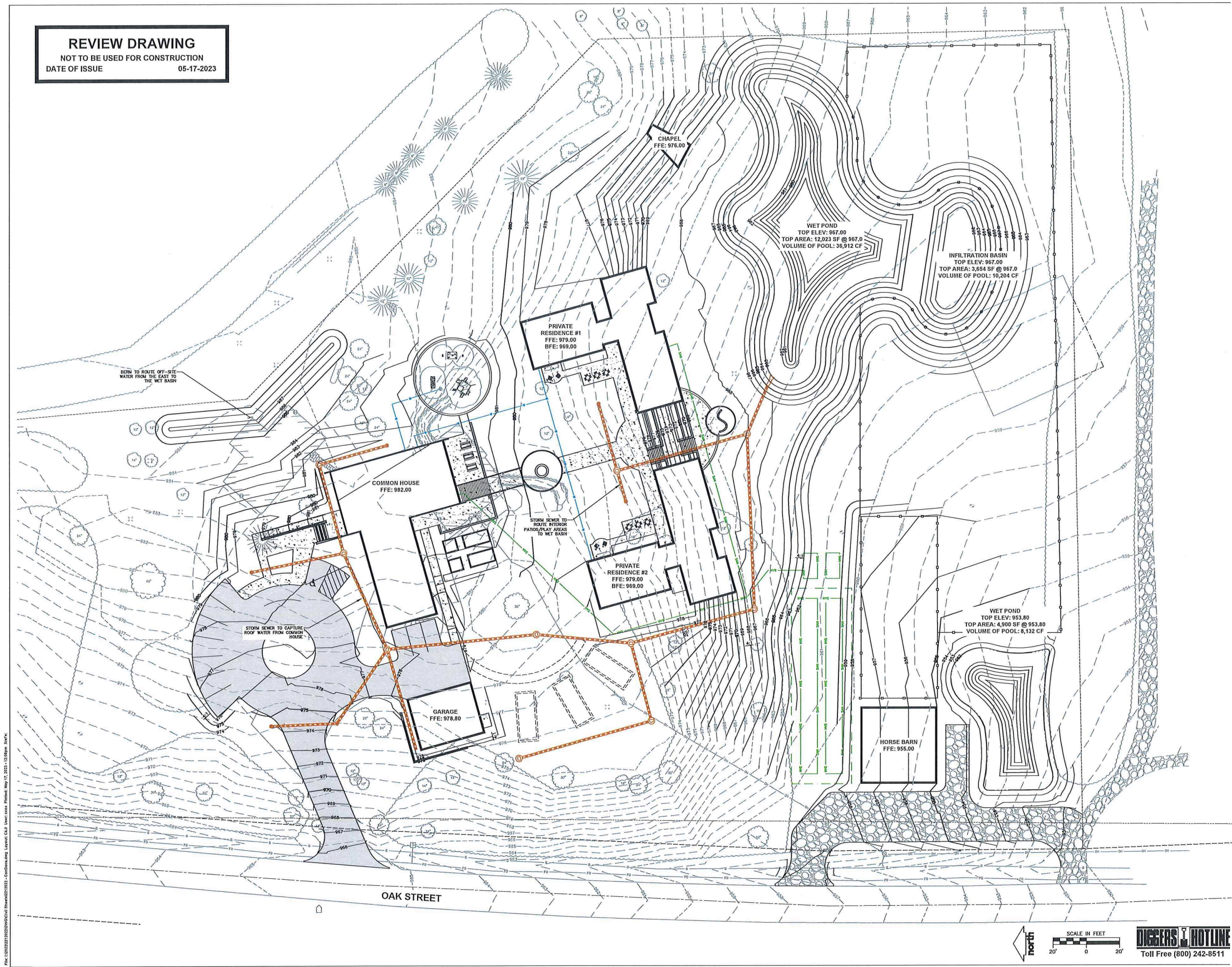
PLAN MODIFICATIONS:

| # | Date | Description |
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| 1 | | |
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DESIGNED BY:
 REVIEWED BY:
 APPROVED BY:
 SHEET TITLE:
GRADING & EROSION CONTROL PLAN

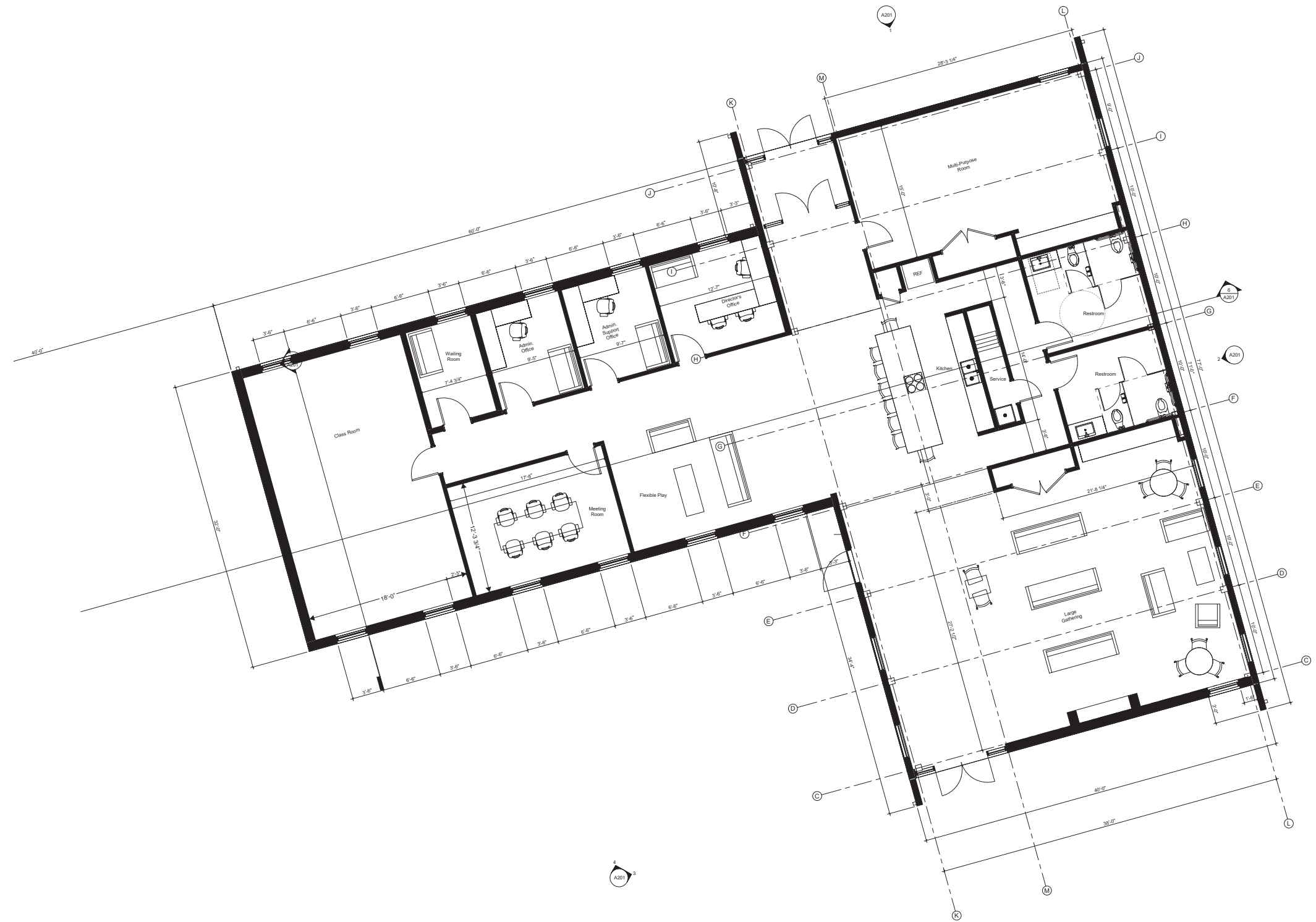
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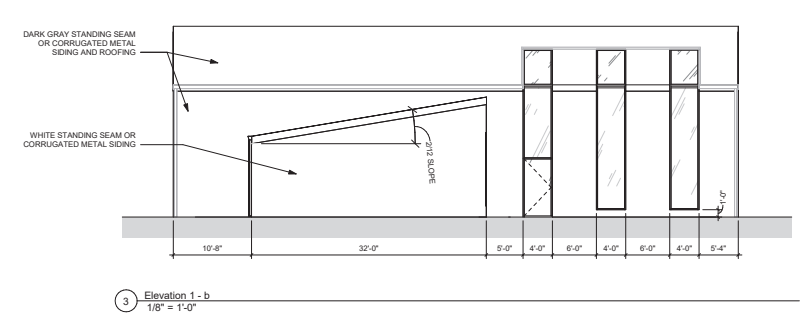
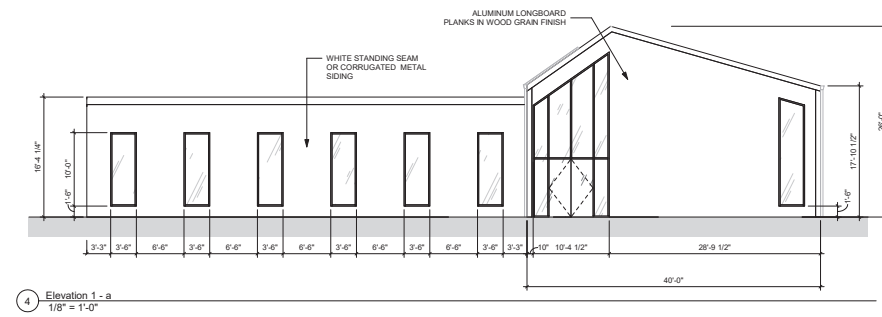
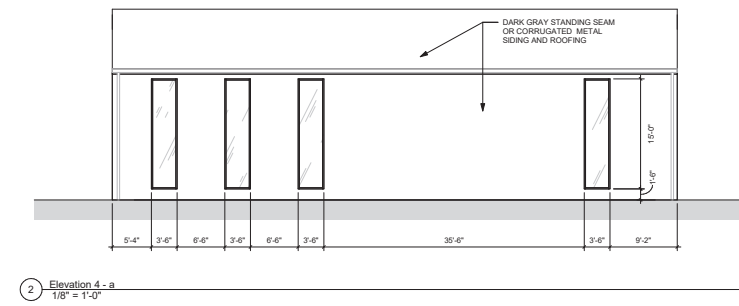
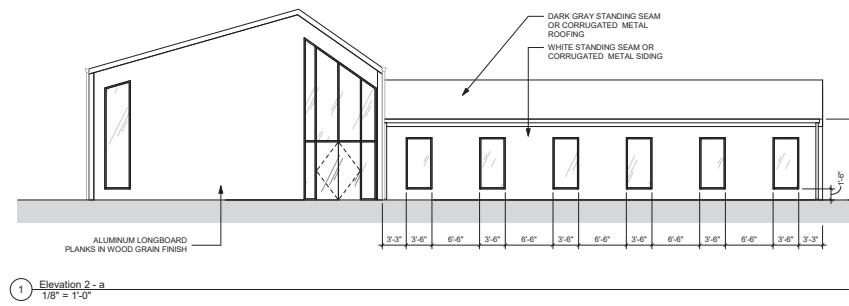
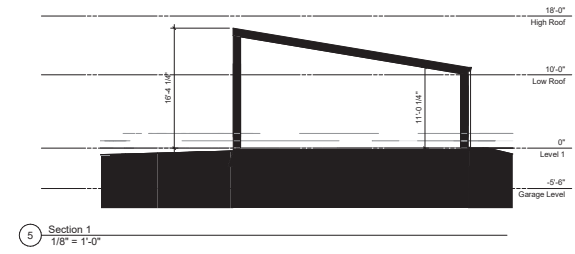
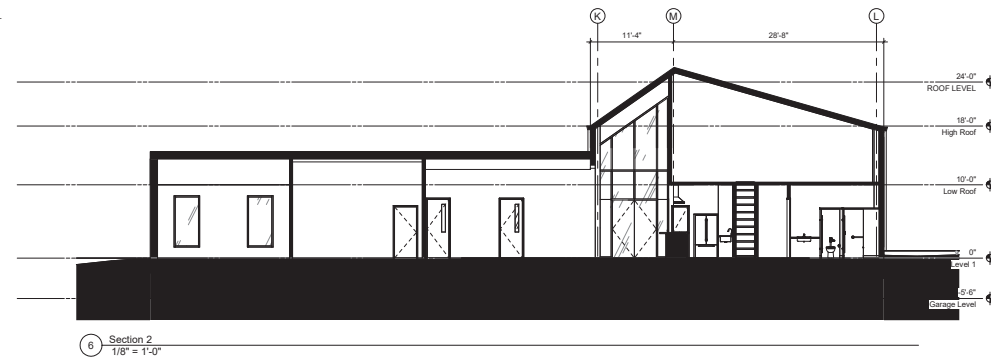
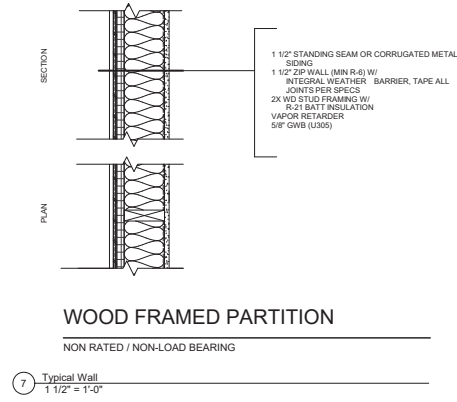
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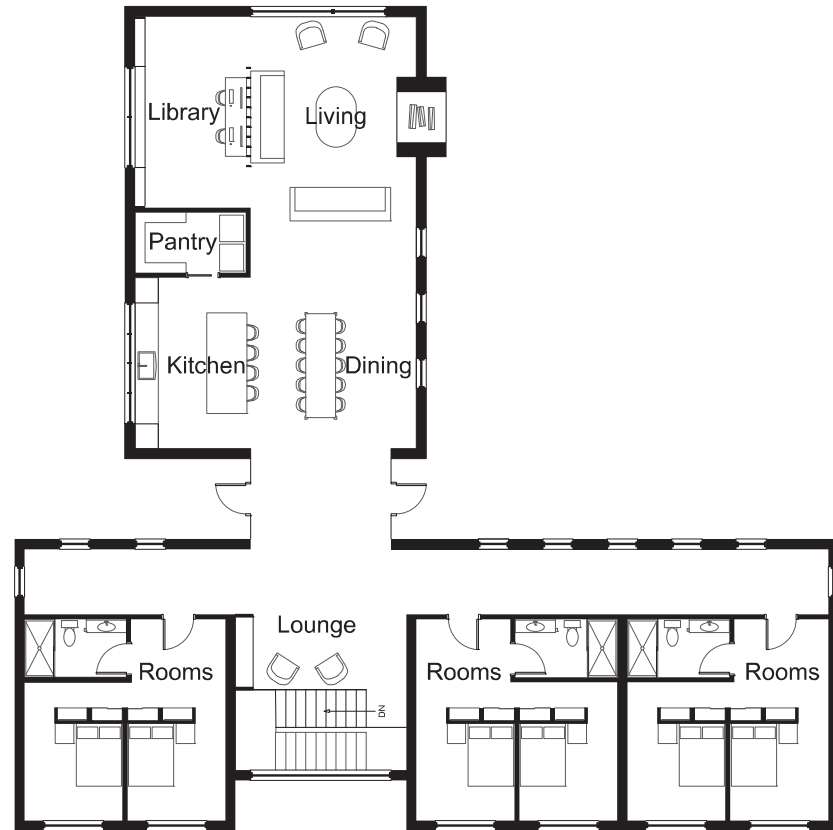


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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.







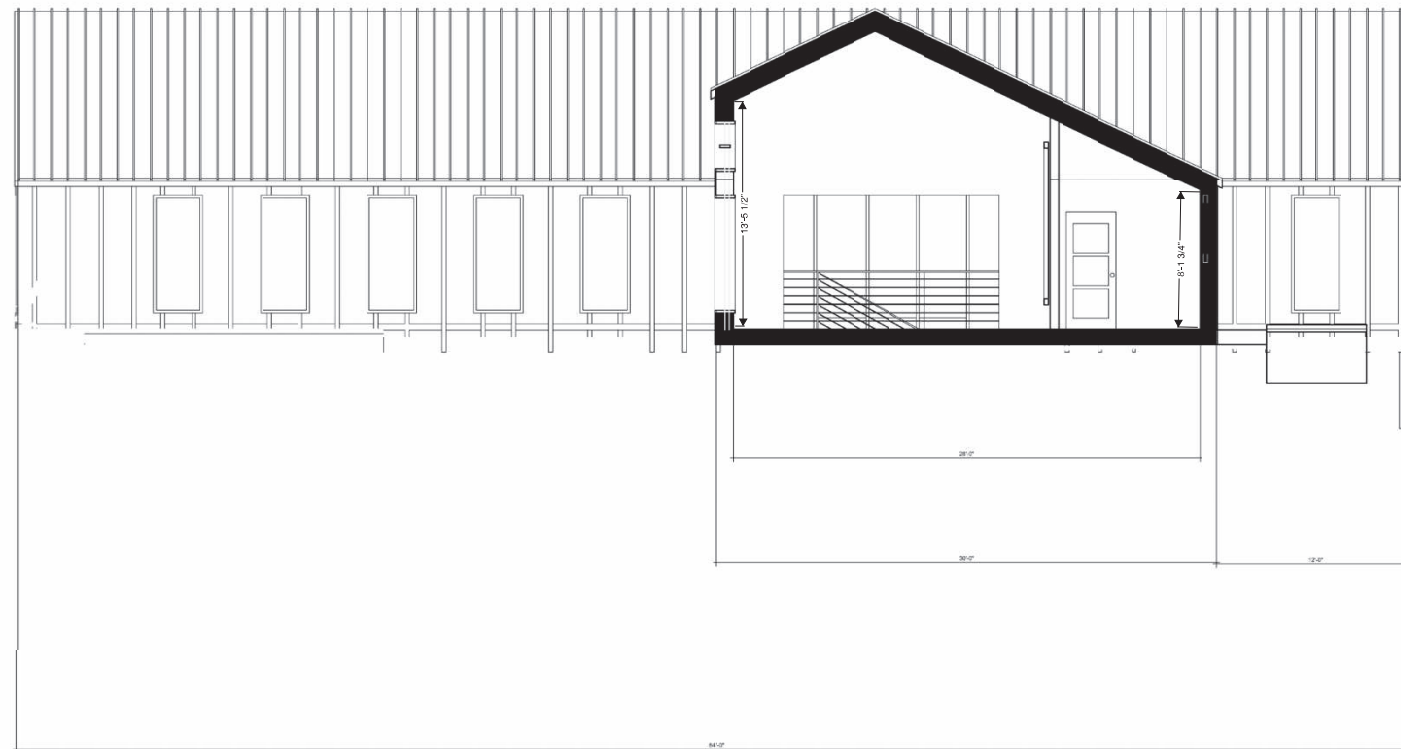
1 UPPER LEVEL PLAN
1/16" = 1'



2 LOWER LEVEL PLAN
1/16" = 1'

Zeteo Community Home
5-17-23





Zeteo Community Homes
5-17-23

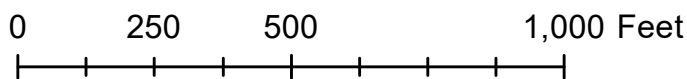
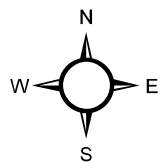
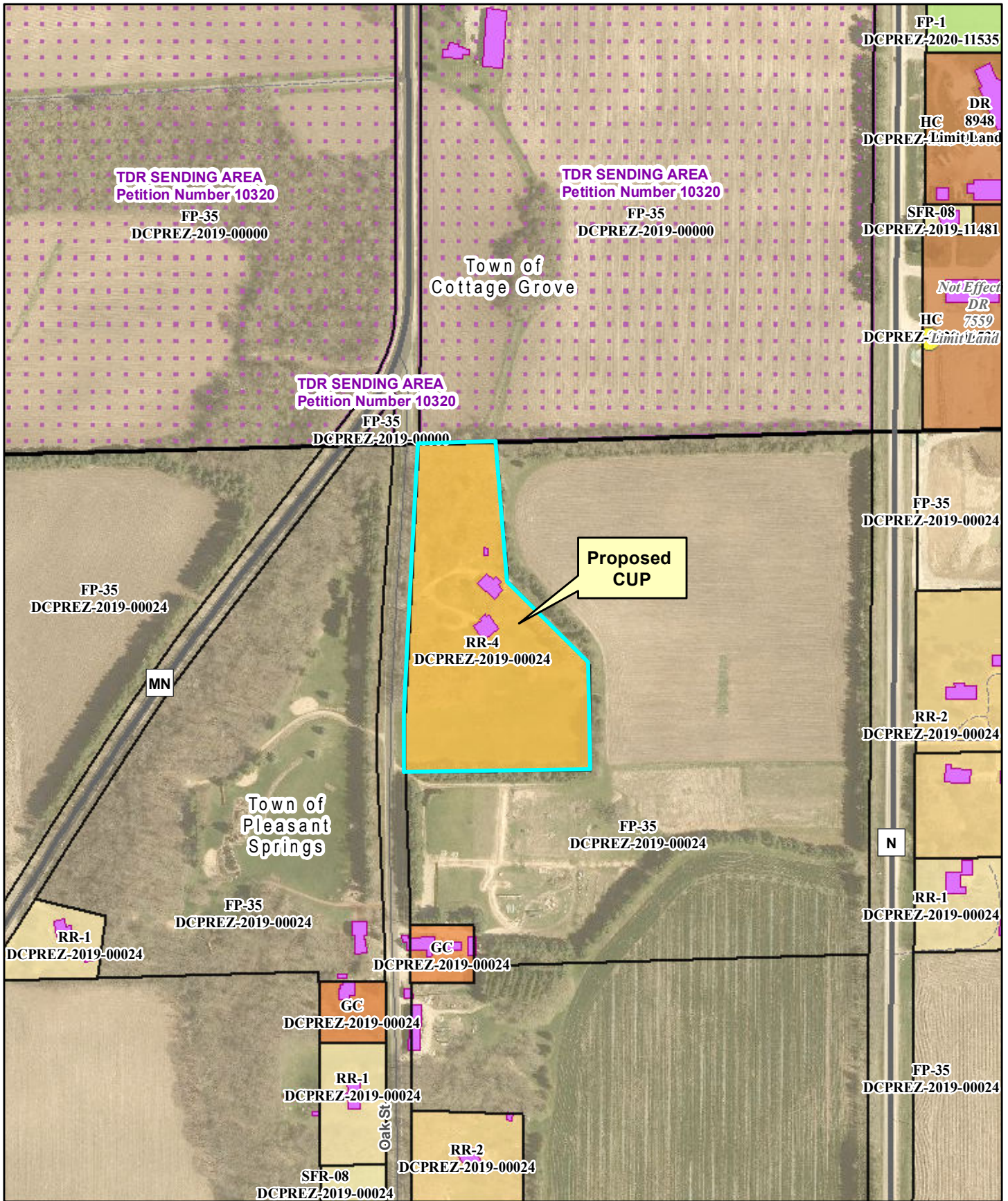
HOUSE SECTIONS











CUP 2598
Neighborhood Map

Legal Description:

CUP 2598

Lot 1, Certified Survey Map No. 6672, recorded in Volume 33 of Certified Survey Maps of Dane County on pages 35-36 as Document No. 2328919, located in the north half of the northwest $\frac{1}{4}$ of Section 4, T6N, R11E, Town of Pleasant Springs, Dane County, Wisconsin.