

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/19/2014	DCPCUP-2014-02281
Public Hearing Date	
08/26/2014	

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

OWNER NAME FIRST RATE RESORTS LLC	Phone with Area Code (608) 873-5800	AGENT NAME BADGERLAND CAMPGROUND	Phone with Area Code (608) 873-5800
BILLING ADDRESS (Number, Street) 1221 ENTERPRISE DR		ADDRESS (Number, Street) 2671 CIRCLE DR	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) STOUGHTON, WI 53589	
E-MAIL ADDRESS BERT@BADGERLANDCAMPGROUND.COM		E-MAIL ADDRESS BERT@BADGERLANDCAMPGROUND.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	
2671 CIRCLE DR					
TOWNSHIP PLEASANT SPRINGS	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-201-8060-4		---		---	

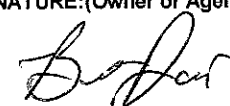
CUP DESCRIPTION

SALE OF ALCOHOLIC BEVERAGE BY THE GLASS

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

10.10(2)(d)	30
-------------	----

DEED RESTRICTION REQUIRED?	Inspectors Initials
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <u>BD</u>	HJH3

SIGNATURE:(Owner or Agent) 
PRINT NAME: Brent Davis
DATE: 6-19-14



DANE COUNTY
PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o 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.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>First Rate Resorts</u>	Agent	<u>Badgerland Campground</u>
Address	<u>1221 Enterprise Dr.</u>	Address	<u>2671 Circle Dr.</u>
Phone	<u>Verona, WI 53593</u>	Phone	<u>Stoughton, WI 53589</u>
	<u>608-873-5800</u>		<u>608-873-5800</u>
Email	<u>bert@badgerlandcampground.com</u>	Email	<u>bert@badgerlandcampground.com</u>

Parcel numbers affected: 4101011-201-8060-4 Town: Pleasant Springs Section: 20-6-11
PRT- NE 1/4 BEG SEC. N 1/4 COR T Property Address: _____

Existing/ Proposed Zoning District: RE-1 DCPREZ-0000-01482

- o Type of Activity proposed: Bar/Tavern (Sale of alcoholic beverage by the glass)
- o Hours of Operation: Noon - 11:00 pm
- o Number of employees: To Be
- o Anticipated customers: Around 20
- o Outside storage: None if any needed
- o Outdoor activities: Horse shoe pits/Campground Events
- o Outdoor lighting: All outdoor Buildings have out door lights
- o Outside loudspeakers: should have no need for loudspeakers
- o Proposed signs: a sign will be placed on building
- o Trash removal: already in place with campground
- o Six Standards of CUP (see back)

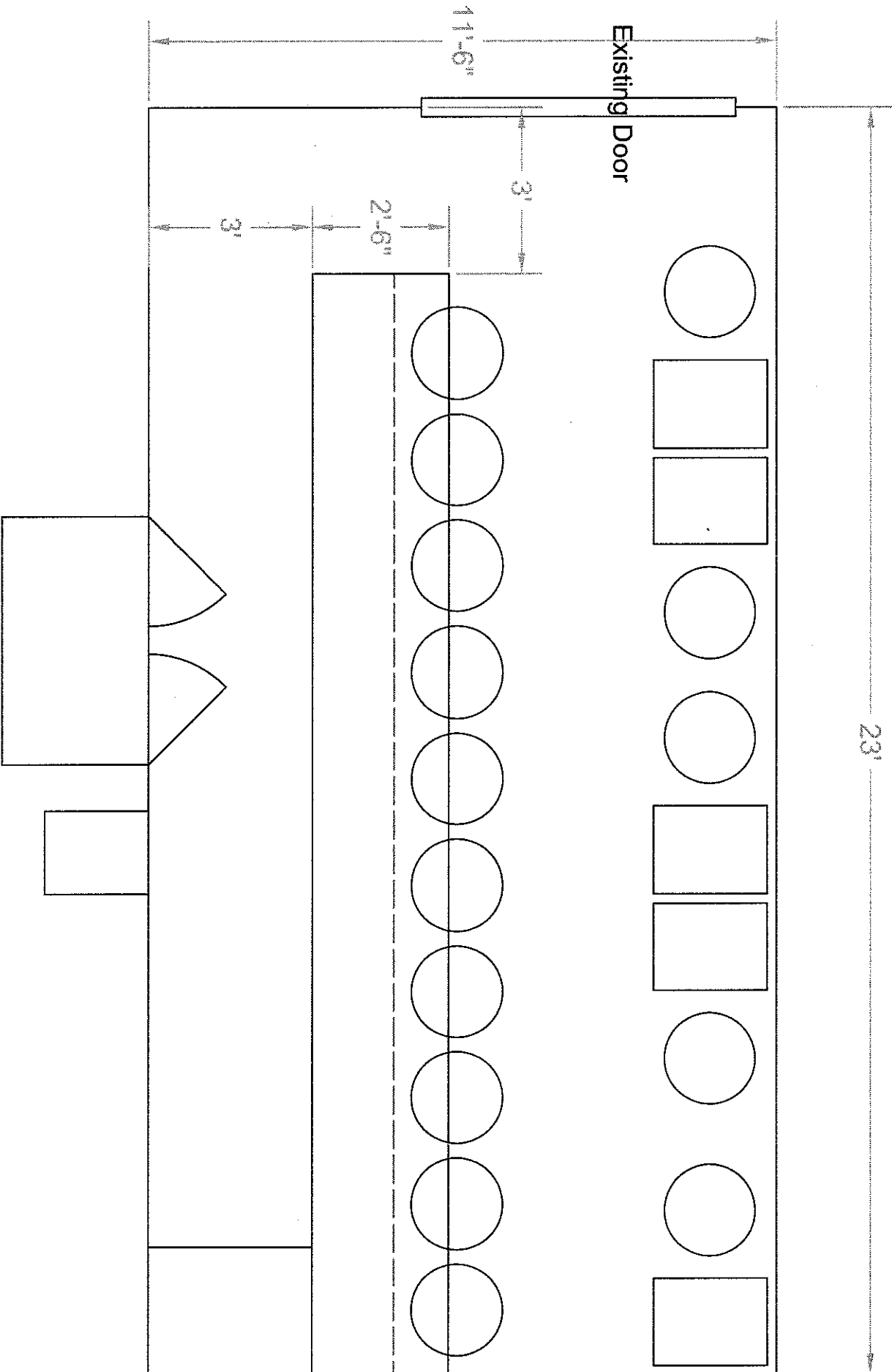
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Brent Davis Date: 6-18-14

Exhibit "A"

PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 11 EAST, TOWN OF PLEASANT SPRINGS, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 20 WHICH IS THE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH $1^{\circ} 39' 32''$ WEST, 434.91 FEET ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH $89^{\circ} 22' 29''$ EAST, 1006.89 FEET ALONG CENTER LINE OF CIRCLE DRIVE; THENCE SOUTH $0^{\circ} 42' 00''$ WEST, 188.00 FEET; THENCE NORTH $89^{\circ} 22' 29''$ EAST, 60.00 FEET; THENCE SOUTH $0^{\circ} 52' 00''$ WEST, 568.71 FEET; THENCE SOUTH $89^{\circ} 32' 47''$ EAST, 903.67 FEET; THENCE NORTH $0^{\circ} 52' 00''$ EAST, 1164.14 FEET TO THE NORTH SECTION LINE OF SAID SECTION 20; THENCE NORTH $89^{\circ} 20' 00''$ WEST, 1964.17 FEET ALONG THE NORTH SECTION LINE TO POINT OF BEGINNING.

EXCEPT, CERTIFIED SURVEY MAP #2244, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS ON DECEMBER 9, 1976 IN VOLUME 9 OF CERTIFIED SURVEYS, PAGE 54, AS DOCUMENT #1498158.

Proposed BAR/TAVERN Layout



Six Standards of a Conditional Use Permit

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

The proposed establishment would comply with health codes along with state, county, and town law to maintain a safe and comfortable environment.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The proposed establishment will enforce rules set in place to maintain a common ground with neighbors and other property.

3. That 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.

In no way foreseeable will the proposed establishment have any impact in this way.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The infrastructure listed above is already in place.

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.

The infrastructure needed to keep public streets clear of congestion is also already in place.

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

This will be enforced by knowing and understanding the regulations for proposed establishment.

Proposed Bar/Tavern
Badgerland Campground

2671 Circle Dr
Stoughton WI 53589
608-873-5800

The proposed bar/tavern at Badgerland Campground would replace the existing game room. This is an existing building and all campground buildings have outside lighting for safety. The estimated hours of operation would be 12:00pm till 11:00pm, mainly on weekends and then some weekdays during the busy part of the camping season. Number of employees is hard to estimate. As of now the plan would be that the owners would maintain the bar until the point that qualified employees were needed. We would be open to the public but would not advertise. The main use of the bar would be an amenity to the campground for our campers. The bar would not be very large and would more than likely average number of customers between 1 and 20. We see no need for any outside storage of any kind, all would be contained inside of the bar area. Possible horse shoes and scheduled campground events would be the only outside activities. The only sign would be located on the front of the bar to inform campers and other possible patrons of its location. Any trash will be hauled to or dumpster and picked up no less than once a week, more if needed.

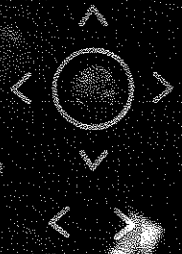
To meet the standards of the Conditional Use we would follow all regulations, State, County, and Town. It is very important to respect our neighbors and maintain the wellbeing of our campground and campers.

Respectfully Submitted,

Bert Davis
Owner/Manager
Badgerland Campground



DCiMap



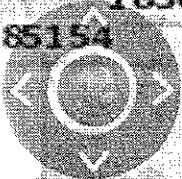
061120180604

2673





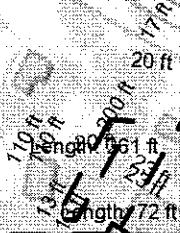
185056
185154



186608



691 ft
180604



166 ft

216 ft

180006

182308

