

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
06/21/2024	DCPCUP-2024-02631
<b>Public Hearing Date</b>	
08/27/2024	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LORA OLIVERI AND TOREY BYERS	Phone with Area Code (608) 797-4847	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 1722 OAKVIEW DR		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS lbyers2929@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	
1722 Oakview Dr				-	
TOWNSHIP PLEASANT SPRINGS	SECTION 32	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0611-321-5022-1		---		0611-321-4991-1	

CUP DESCRIPTION
Detached accessory dwelling unit (ADU)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.254(3)	0.9

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

COMMENTS: PROPERTY IS SUBJECT TO SHORELAND ZONING REGULATIONS FOR IMPERVIOUS SURFACE AND CONSTRUCTION PERMITS







**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:	Torey Byers + Oliveri	Agent Name:	
Address (Number & Street):	1722 Oakview Dr	Address (Number & Street):	
Address (City, State, Zip):	Stoughton, WI 53589	Address (City, State, Zip):	
Email Address:	lbyers2929@gmail.com	Email Address:	
Phone#:	608-797-4847	Phone#:	

SITE INFORMATION			
Township:	Pleasant Springs	Parcel Number(s):	046/0611-321-4991-1/046/0611-321-5022-1
Section:	32	Property Address or Location:	1722 Oakview Dr Stoughton, WI 53589
Existing Zoning:	SFR-08	Proposed Zoning:	TFR-08
CUP Code Section(s):			

### 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): <div style="text-align: center; font-size: 1.2em;">Ting House</div>	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: <div style="font-size: 1.2em;">Accessory home for a ting house</div>	

### 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 ( <b>non-refundable</b> ), 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: Torey Byers

Date: 6/17/24

## 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. *NO, THIS IS GOING TO BE A ACCESSORY HOME. IT WILL BE A 16x40, 1 LEVEL DWELLING UNIT.*

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, THIS TINY HOME WILL BE 4 FEET OFF THE LOT LINE ON THE NW CORNER AND 8 FEET OF THE NE CORNER. 75 FEET FROM THE WATER. THIS WILL BE IN NO WAY DISRUPTIVE TO THE SURROUNDING.*

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, THIS TINY HOME WILL NOT DECREASE THE VALUE OR DISRUPT OUR NEIGHBORS.*

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. *YES, THIS HOME WILL BE ON OUR PRIVATE WELL AND MUNICIPAL SEWER.*

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. *N/A. THIS WILL NOT CREATE ANY ADDITIONAL TRAFFIC.*

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. *YES IT WILL COMPLY WITH ALL ZONING REGULATIONS*

7. The conditional use is consistent with the adopted town and county comprehensive plans. *YES ITS A RESIDENTIAL USE / ACCESSORY HOME*

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. *N/A*

- 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.

This is going to be a tiny home with one person living in it.

List the proposed days and hours of operation.

There will be no 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.

No employees

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.

This home will not create any odors or disturb any of the natural surrounding

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

This will be a very well kept home.

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.

We will be using a surveyor and everything will be done to 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.

It will be on a private well with city sewer

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

There will not be any additional waste

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

No additional 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.

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 will be one porch light

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.

This will be a tiny home

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

Resi

## Letter of Intent

I'm writing this letter to give everyone involved a bit of the back story as to why we want to put a tiny house on our extra parcel. For the past two years, we have looked and applied for every possible apartment within this area. My brother (Scott) is disabled, which means he lives on a fixed income. I have yet to find available apartments in which Scott can afford. Thirty percent of his income would be 450.00. Every apartment in this area is asking well above 700.00 a month.

We have looked for land and homes in which Scott could afford but we have come up empty. It has been an extreme hardship not having my brother close enough for me to care for him on a daily basis. Scott has come to live with us on a few different occasions but this was not an ideal situation.

I want to preserve my brother's dignity and give him a place to call his own. Of course we will own the tiny home but it will be a place that Scott can call home.

We have taken great lengths to evaluate all the options of adding on to our existing home. The best option is putting a tiny home on our extra parcel. This would be the least disruptive to our neighbors whose peaceful environment we respect.

We are asking for your approval in this act of kindness towards Scott. We want to thank you for your time.

Sincerely,  
Torey and Lora



Tiny House - 10' x 40'

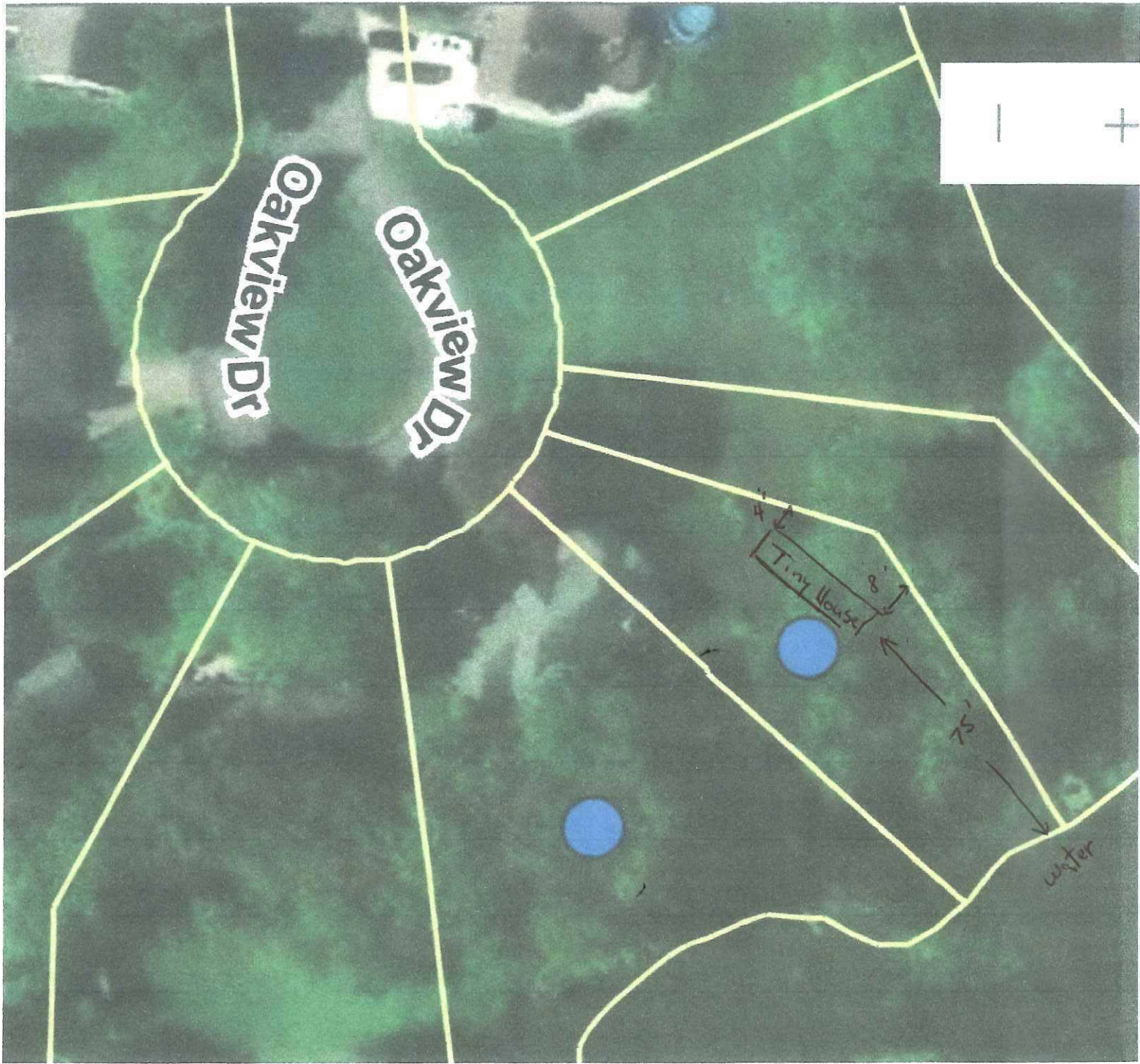
NW Corner - 4' from lot line

NE Corner - 8' from lot line

East back - 75' from water

SW Corner - 35' from House

SE Corner - 35' + from House



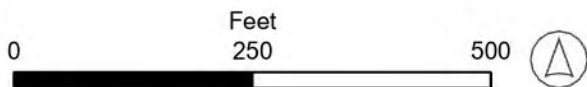
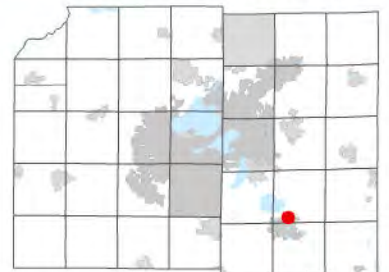


# Neighborhood Map

1722 Oakview Drive - Town of Pleasant Springs



Location in Dane County



6/21/2024

Created by Dane County Planning and Development Department, Zoning Division





Proposed location of tiny house (Accessory Dwelling Unit)

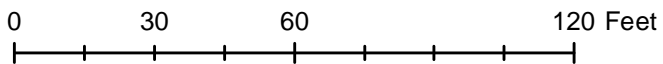
Town of Pleasant Springs

Existing primary residence

1722

1720

Oakview Dr



**1722 Oakview Drive Site Map**



**CUP 2631 legal description:**

PARCEL A: Lot Thirty-two (32), Plat of Oak Knoll, in the Town of Pleasant Springs, Dane County, Wisconsin.

PARCEL B: Part of Lot Thirty-one (31), Plat of Oak Knoll, in the Town of Pleasant Springs, Dane County, Wisconsin, described as follows: Beginning at the most Southerly corner of Lot 31, said point being common to Lot 32, on Oakview Drive; thence along a curve to the left having a radius of 80 feet and a chord bearing North 58° 35' 40" West, 26.20 feet; thence North 17° 05' East, 130.22 feet to the meander line along the Yahara River, said point being North 40° 33' West, 81.71 feet from the intersection of the Southeasterly line of Lot 31 and the platted meander line on the Southwesterly shore of the Yahara River; thence North 57° 24' 45" East, 95 feet more or less to the Southwesterly bank of the Yahara River; thence Southeasterly along the bank of the Yahara River to its intersection with the Southeasterly line of Lot 31; thence South 42° 15' 00" West along said Southeasterly line, 95 feet more or less to the meander line along the Southwesterly bank of the Yahara River; thence continuing South 42° 15' West 102.55 feet to the point of beginning of this description.