

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/25/2016	DCPCUP-2016-02358
Public Hearing Date	
10/25/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME FRED L MCINTOSH	Phone with Area Code (608) 393-6196	AGENT NAME FRED MCINTOSH	Phone with Area Code (608) 393-6196
BILLING ADDRESS (Number, Street) 6472 BREUNIG RD		ADDRESS (Number, Street) 6472 BREUNIG RD	
(City, State, Zip) MAZOMANIE, WI 53560		(City, State, Zip) MAZOMANIE, WI 53560	
E-MAIL ADDRESS mcintoshis45@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	
6472 Breunig Rd.					
TOWNSHIP ROXBURY	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0907-353-8500-1		---		---	

CUP DESCRIPTION
Bed and breakfast

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.09(2)(f)	2.29

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE:(Owner or Agent) _____ PRINT NAME: _____ DATE: _____
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DANE COUNTY PLANNING DEVELOPMENT

Dane Co. 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

Conditional Use Application

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

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 6 standards of a Conditional Use

Owner: Fred + Karen McIntosh
Address: 6472 Breunig Rd
Phone: 608-393-3196
Email: mcintoshis45@gmail.com

Parcel numbers affected: 0907-353-8500-1
Town: Roxbury
Section: 35-9-7
NW 1/4 SW 1/4
Property Address: 6472 Breunig Rd
Existing/ Proposed Zoning District: RH-1 "5289"

- Type of Activity proposed: Bed & Breakfast
Hours of Operation: evening to mornings overnight stays
Number of employees: Family - myself so, 0 employees
Anticipated customers: 2 per week
Outside storage: none required
Outdoor activities: fire pit
Outdoor lighting: None required
Outside loudspeakers: none
Proposed signs: 24x28 sign by mailbox, Breunig Rd + house
Trash removal: Tim's Trucking nothing extra than what we have
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: Karen McIntosh
Date: 5/25/16

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.

It would be using a room in our home for limited times. No long-term stays, mostly two to four night stays. No-hunting allowed

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 Bed+Breakfast would be contained to 2 rooms in our home & the land we are on.

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.

It will be contained to our private residence

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

No additional changes to roads required
will use driveway we have

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.

There will only be 2 rooms available so traffic would be at full capacity 2 vehicles

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

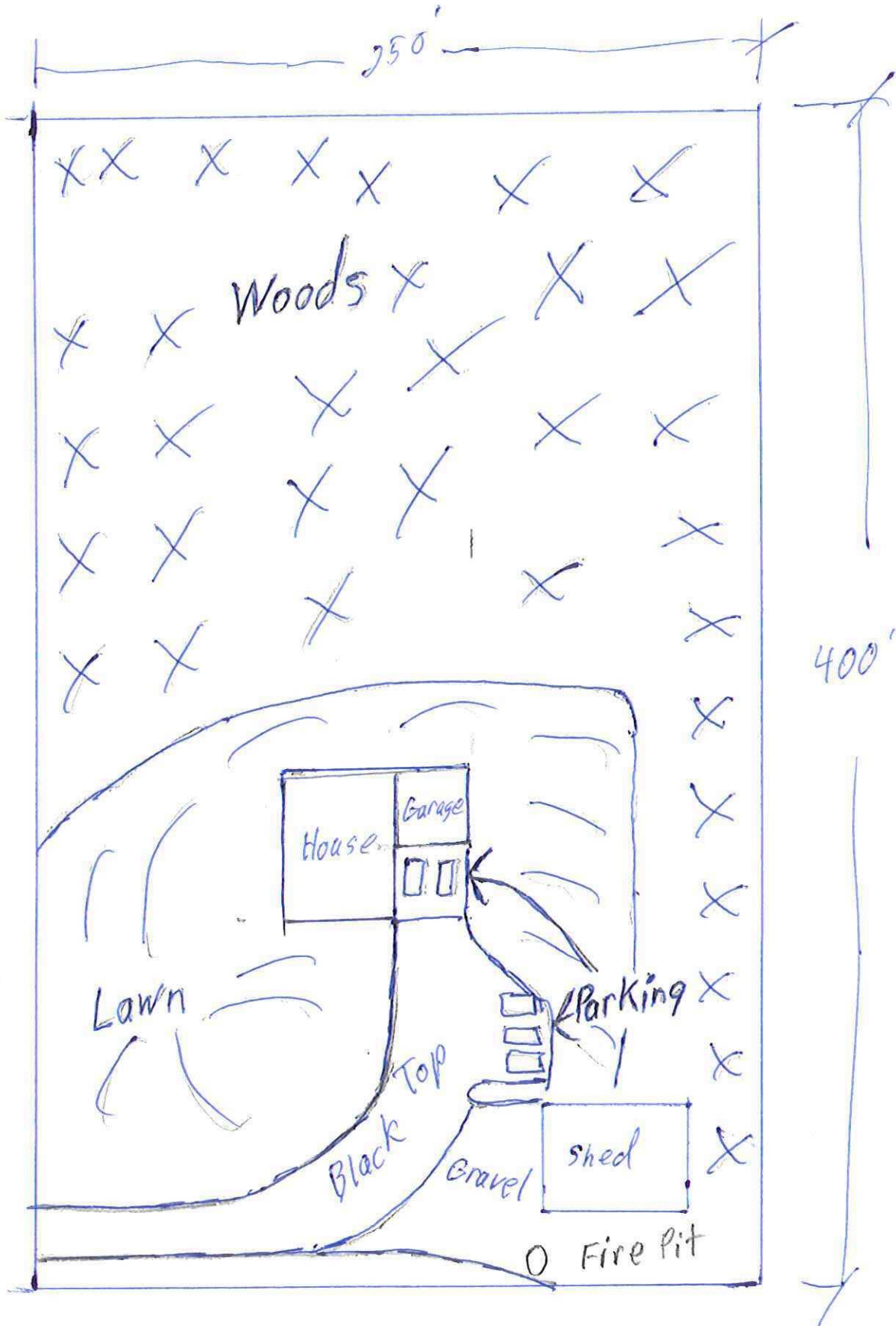
Property is zoned RH-1
Have met with Roxbury Planning Committee and have been approved.



250'

400'

1" = 50'



MCINTOSH, FRED L

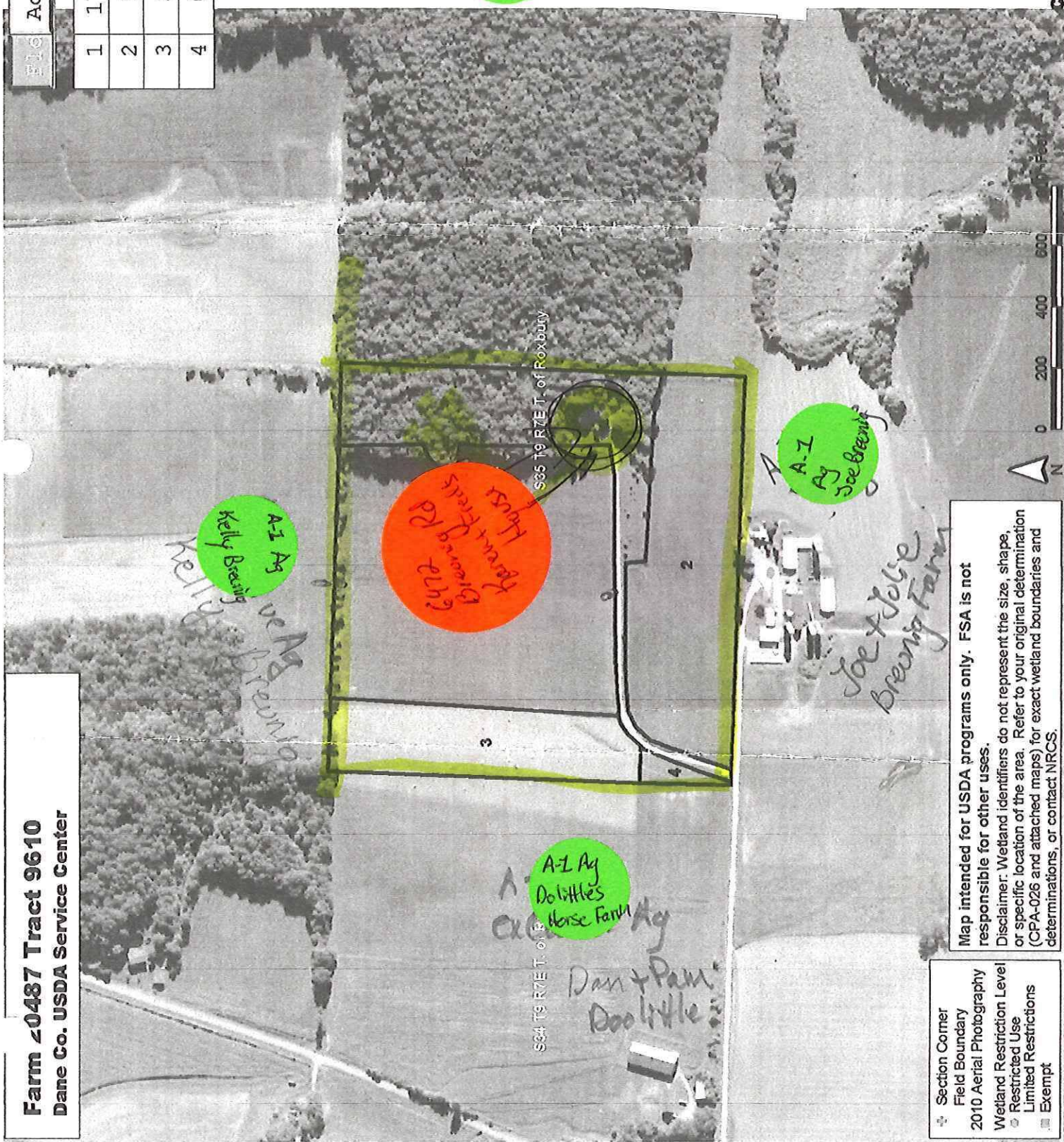
IMPORTANT: Correspondence should refer to parcel number.
See reverse side for important information.
Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

21711775
ACRES: 40.200
SEC 35, T 09 N, R 07 E, NW¼ of SW¼
PLAT: MB-METES AND BOUNDS
SEC 35-9-7 NW1/4 SW1/4

Parcel #: 0907-353-8500-1
Alt Parcel #:

Fig	Acres	Crop	HEL
1	17.78		Y
2	9.24		
3	5.23		Y
4	0.41		Y

Farm #0487 Tract 9610
Dane Co. USDA Service Center



Map intended for USDA programs only. FSA is not responsible for other uses.
Disclaimer: Wetland identifiers do not represent the size, shape, or specific location of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

- Section Corner
- Field Boundary
- 2010 Aerial Photography
- Wetland Restriction Level
- Restricted Use
- Limited Restrictions
- Exempt

Cropland = 32.7 ac.

Karen and Fred McIntosh
6472 Breunig Road
Mazomanie, Wi. 53560
Conditional Use Application Letter
RH-1 "5289"

Date 7/15/16

To Whom it May Concern,

I'm requesting "Conditional Use" permit for the purpose of a Bed and Breakfast on our property.

This is my story, with my intention, and hopes for using our home as a place of rest and solace for travelers to this beautiful area of Wisconsin.

My husband and I been married over 30 years and when we built our home over twenty years ago, we had a family to fill it up. It was full of relatives, children and friends of our children. Even though we were in the country, people came to us here because our house was inviting and the space was open. Well, and the view is beautiful!

Our house ain't grand by any means, but it is solidly built, thanks to my husband the carpenter and has a warmth and charm that people feel when they walk in the door.

I hosted gatherings for holidays, parties for friends and visiting people from out of state. I'm quite the hostess I'm told, with many accolades to my cooking. My husband loves to have company come cause I start cooking up a storm and he's my taste tester. Fred and I don't travel much but we like hearing about other people's traveling stories. We are folksy people, down to earth and always wanting to know if you're hungry.

Well, the older kids are grown up and gone (ages 29 and 31), with homes of their own and we've just have a 13 year old we've have guardianship of (for 7 years) to keep us going. She's not a social as the older ones and doesn't have the need for teen parties. This home is peaceful and quiet and very healing for her. She does enjoy meeting people but also likes her separateness.

The lower level of our home, which has large windows and a separate entrance was used as the older kids bedrooms, hanging out space and storage during college years. Now the space is sitting pretty much unused. The 13 year old has no plans of moving herself downstairs, as she likes her room across the hall from us.

This lower level space has a nice bedroom with a window, a full bathroom, a large sitting area with two windows, that show a view of the farm fields, and a small kitchen space. This space was once filled with young people's conversation and antics and now is sitting barren. It's yearning for some action.

We're getting older and it's time to do what we've always wanted to do. Fred's taking up active farming and I figure, if my husband is getting to play farmer, no longer renting our land out but actually buying the equipment to do his own farming, that I should move forward with my dream of having a bed and breakfast.

This is how we perceive the Bed and Breakfast going.....

1) We have one bedroom available at this time. In the future perhaps we'll have two, but no more than that.

2) We have plenty of parking space for visitors as we've had card parties with 7 vehicles easily parked between our house and Fred's shed, with no problem of backing up and getting back down the driveway.

3) We gave the lower level fresh paint and carpet and put an outside door on the stairway to the upstairs for privacy along with a new outside door for the lower level entrance. This means guests would have two exits in case of fire.

4) I would like to place 3 (24 x 28) removable signs that have my bed and breakfast name (Crow Moon). One is to be mounted on the front of my house, another put by the mailbox to help direct travelers up our hill road so they don't go to the farm that shares our driveway and another one at Breunig Road to help with visibility and direct traffic. These signs would be removable and put up only when expecting guests. I can get nice classy looking signs that are weather proof at vista print that come with stakes that make it easy to put in and take out.

5) My intention for the guest would be that they spend as many days as they wanted or that worked in my schedule (I'm still a mom raising a girl and she comes first), but no longer than a week. No long term guests. I don't want a renter, I want intermittent flow of a variety guests. I believe it was Benjamin Franklin who is quoted in saying, "Much like fish, company tend to stick after three days." I probably didn't say it right but I made my point.

6) I would be offering a private living area, including a bedroom, bathroom, living room and then serve breakfast in the morning. I would allow them to use my deck and patio furniture.

7) We have a fire pit that we would allow guests to experience using wood from our property.

8) There will be no hunting, ATV's or snowmobiles on our property! Can't stand any of that business.

9) I would be doing the cooking and the cleaning and Fred would be doing the mowing and the shoveling of the driveway, which really ain't much of a stretch for us since that's our roles anyways.

10) My oldest daughter is in marketing and she has offered to get a website going when we're approved by the county. She said something about facebook too. I have no idea what that would look like as I'm clueless with that kind of stuff. This will be the part that will be the learning curve for us.

11) Since we've lived here most of our marriage, we know the neighbors and their habits. If we were to hear a tractor out at 4am harvesting crops in the fall, we call that ambience. We don't expect anyone to change what he or she is doing. The gravel pit to the east of us, has a 40 acre buffer of woodlands that belong to the neighbor. It hasn't been used in many years. I believe it's reached its property limit, but even when it was going it wasn't too big of a deal.

We really think where we are living is really rather special and I believe our guests will too. It is so peaceful and the variety of song birds that come to the waterfall (Fred's creative work) is a sight to see. Everyone that visits seems to enjoy the peace and the view.

12) We live on a gravel road and I don't see that changing cause that would cost a pretty penny and you'd still have the shared gravel road to contend with so what's the point.

13) I do have two old dogs, not sure that's an issue, but were not planning on replacing them as we'd like to encourage the native animals to come closer. A young bear was spotted a mile from our place last week and that news got me excited.

I do have a question, do I need an inspection and if I do, who do I contact?

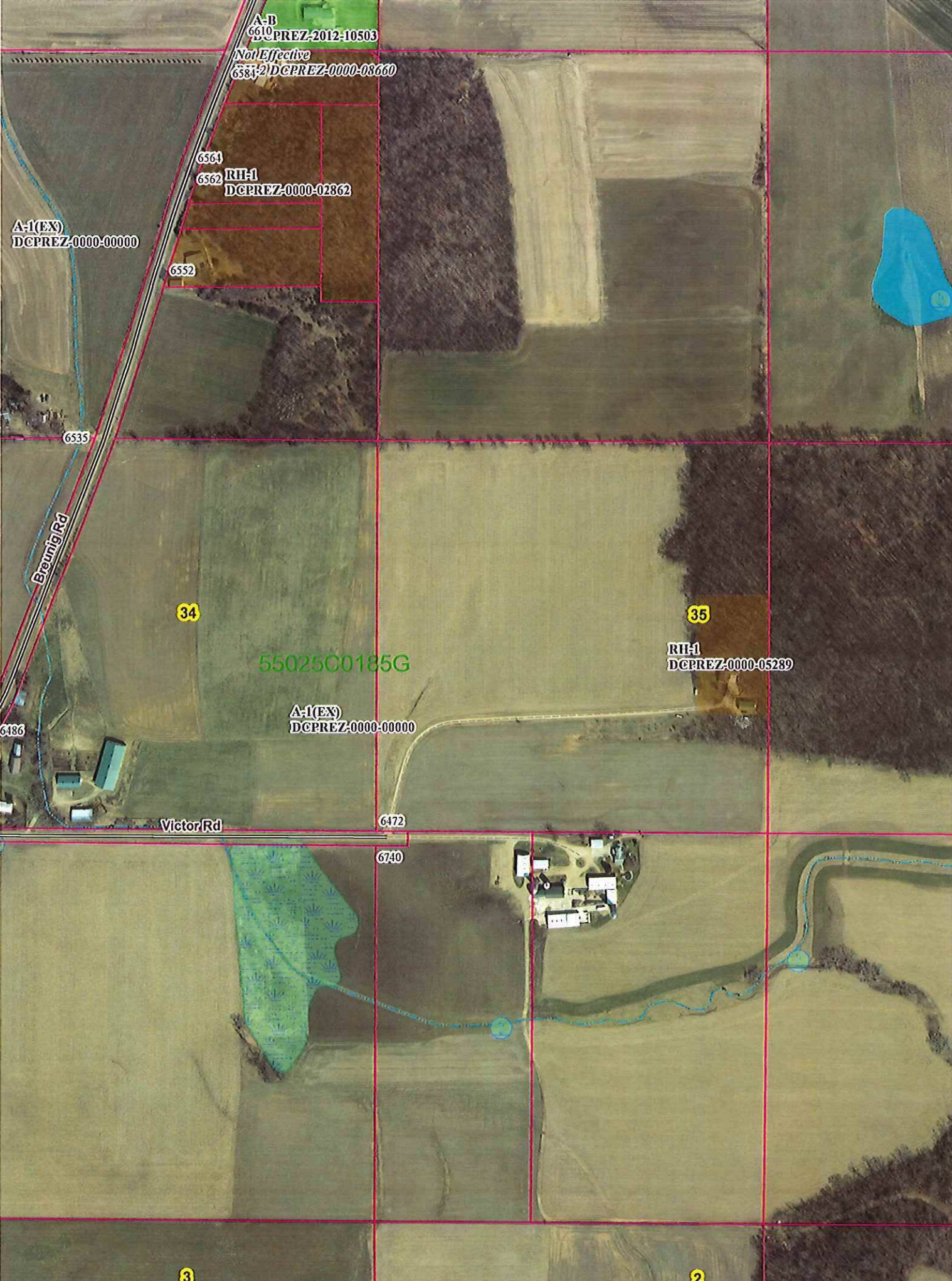
Before Fred and I started this process, I connected with the closest neighbors so that they were aware of what we were planning on creating. I received no negative responses so I went to the Roxbury Township and we had a spot at the planning committee meeting on July 12, 2016. The Roxbury Township passed a motion approving us to have a bed and breakfast at our home. Now, we are coming to Dane County Zoning.

I hope you consider this application favorably.

But whatever the outcome, bless you for the work you do keeping the zoning appropriate for the use.

Sincerely,

Karen Mastulotto and Fred Mastulotto



A-B
6610 PREZ-2012-10503

Not Effective
6584-2 DCPREZ-0000-08660

6564
6562 RH-1
DCPREZ-0000-02862

A-1(EX)
DCPREZ-0000-00000

6552

6535

Breunig Rd

34

35

55025C0185G

RH-1
DCPREZ-0000-05289

A-1(EX)
DCPREZ-0000-00000

6486

Victor Rd

6472

6740

3

2

Amending Section 10.03 relating to Zoning Districts in the Town of
Roxbury

The Dane County Board of Supervisors does ordain as follows: That the Zoning District Maps of the Town of Roxbury be amended to include in the RH-1 Rural Homes District the following described land:

Pet. #5289:

Part of the NW 1/4 SW 1/4 Section 35, Town of Roxbury described as follows: Commencing at the West quarter corner of said Section 35; thence South along the West line of the NW 1/4 SW 1/4 of said Section 35, about 1320 feet to the Southwest corner of said NW 1/4 SW 1/4; thence East along the South line of said NW 1/4 SW 1/4, about 1320 feet to the Southeast corner of said NW 1/4 SW 1/4; thence North along the East line of said NW 1/4 SW 1/4, 400 feet to the point of beginning, thence continuing North along said East line, 400 feet; thence West, 250 feet; thence South 400 feet; thence East 250 feet to the point of beginning.

EFFECTIVE DATE: MAY 11 1992