

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
02/19/2014	DCPREZ-2014-10670
Public Hearing Date	C.U.P. Number
04/29/2014	DCPCUP-2014-02269

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MARIT C SATHRUM	PHONE (with Area Code) (608) 358-7022	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4204 COUNTY HIGHWAY P		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip)	
E-MAIL ADDRESS wiscyogamom@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
4204 County Highway P					
TOWNSHIP CROSS PLAINS	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-152-9560-4					

REASON FOR REZONE	CUP DESCRIPTION
ZONING COMPLIANCE FOR STRUCTURES	ALLOW YOGA CLASSES

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (4) Agriculture District		10.126(3)(m)	4

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SSA1	SIGNATURE:(Owner or Agent) <i>Marit Sathrum</i>
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: <i>Marit Sathrum</i>
				DATE: <i>Feb. 19, 2014</i>



DANE COUNTY
PLANNING DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

- Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Maui + Seth Wm</u>	Agent's Name	_____
Address	<u>4204 County Hwy P</u>	Address	_____
Phone	<u>Cross Plains, WI 53528</u>	Phone	_____
Email	<u>608 358 7022</u>	Email	_____
	<u>wiscyogamon@gmail.com</u>		_____

Town: Cross Plains Parcel numbers affected: 020-0707-152-95604

Section: 01 Property address or location: 4204 County Rd P

Zoning District change: (To / From / # of acres) To A2 ; From A1EX ; 4.3 acres

Soil classifications of area (percentages) Class I soils: _____% Class II soils: _____% Other: _____%

Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses

Other: To allow for animals in accordance to the A2 livestock conditions of 1 animal per acre.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Maui + Seth Date: 02/03/14



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Conditional Use Application

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

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: Marit Sathrum Agent: _____
 Address: 4204 County Rd P Address: _____
 Phone: Cross Plains, WI 53528 Phone: _____
608 358 7022
 Email: wiscyogamom@gmail.com Email: _____

Parcel numbers affected: 020-0707-152-7560⁴ Town: Cross Plains Section: _____
 Property Address: 4204 City Rd P

Existing/ Proposed Zoning District : _____

- o Type of Activity proposed: Yoga classes
- o Hours of Operation Varies between 7am and 9 PM
- o Number of employees 0
- o Anticipated customers 6-15 per class
- o Outside storage NO
- o Outdoor activities Maybe occasional outdoor class, weather permitting
- o Outdoor lighting NO
- o Outside loudspeakers NO
- o Proposed signs NO
- o Trash removal NO
- 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: Marit Sathrum

Date: 02/03/14

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.

Yoga is a physical health practice. I am an experienced, certified yoga teacher.

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.

Yes

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.

Yes

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

Yes

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.

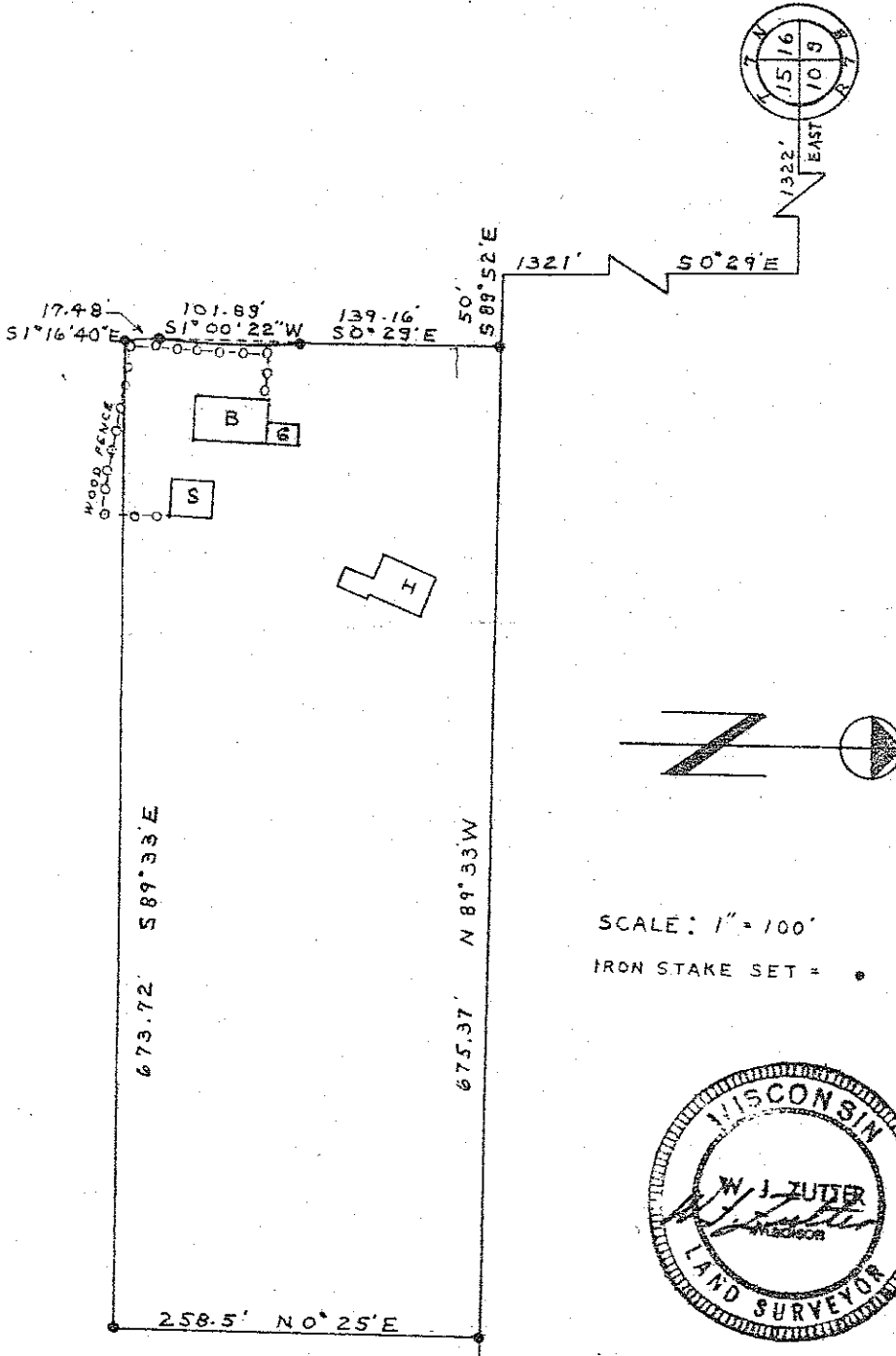
The average class size will probably be about six, and the maximum maybe 15. All parking will be on the property

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

Yes

SURVEY MAP

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, T. 7 N., R. 7 E., Township of Cross Plains, Dane County, Wisconsin, to wit: Commencing at the Northeast corner of said Section 15; thence East 1322 feet; thence S0°-29'E, 1321 feet; thence S89°-52'E, 50 feet to the point of beginning; thence S0°-29'E, 139.16 feet to a point of curve; thence on a 1960 foot radius curve to the right, measured along a chord that bears S1°-00'-22"W for a distance of 101.89 feet; thence S1°-16'-40"E, 17.48 feet; thence S89°-33'E, 673.72 feet; thence N0°-25'E, 258.50 feet; thence N89°-33'W, 675.37 feet to the point of beginning, and containing 4.0 acres, more or less.



I hereby certify that the above map is a correct representation of a survey made by me according to the property description furnished to me and/or existing corner monuments and measurements made therefrom.

Dated: March, 1967.

DuC2

VwA

070715281610
JOHN L
HUSSEY

SmC2

CSM
04671

A-1(EX)

DCPREZ-0000-00000

DuE2

DuB2

4214

4204



070715295304
MARTIN
SATHRUM

A-1(EX)
DCPREZ-0000-00000

DuD2

P

0360G

4200

NeD2

070715295300
KARL R DETTMANN &
LAURA P DETTMANN

NeC2

TDR SENDING AREA
Petition
Number 10609

BaC2

DuD2