

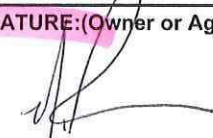
Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
01/10/2019	DCPREZ-2019-11396
Public Hearing Date	C.U.P. Number
03/26/2019	DCPCUP-2019-02453

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DAVID D WOOD	PHONE (with Area Code)	AGENT NAME WILLIAMSON SURVEYING AND ASSOC. LLC	PHONE (with Area Code) (608) 255-5707
BILLING ADDRESS (Number & Street) 3200 LARSEN RD		ADDRESS (Number & Street) 104A W. MAIN ST	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) WAUNAKEE, WI 53797	
E-MAIL ADDRESS DAVE@APPLEWOODSTORAGE.COM		E-MAIL ADDRESS NOA2WILLIAMSONSURVEYING.COM	

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	
3200 LARSEN RD		3200 LARSEN RD			
TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP BLOOMING GROVE	SECTION 31	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0710-313-9002-7		0710-313-9100-8			

REASON FOR REZONE			CUP DESCRIPTION	
ALLOW COMMERCIAL USES FOR WEDDING/RECEPTION FACILITY			OUTDOOR ENTERTAINMENT & RESIDENTIAL USES	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-3A Residence District	C-1 Commercial District	.47	10.13(2)(a)	8.06
RH-1 Rural Homes District	C-1 Commercial District	2.05	10.272(3)(j)	8.06
A-2 Agriculture District	C-1 Commercial District	5.54	10.272(3)(d)	8.06
			10.272(3)(l)	8.06

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>NP</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>NP</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>NP</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE: (Owner or Agent) 
				PRINT NAME: NOA P RIEVE
				DATE: 1/11/19



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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 that must be submitted with your application:

- o **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.
- o **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>David and Julie Wood</u>	Agent's Name	<u>Noa Prieve Williamson Surveying and Assoc. LLC</u>
Address	<u>3200 Larsen Road Madison, WI 53711</u>	Address	<u>104A W. Main St. Waunakee, WI 53597</u>
Phone	<u>442-8000</u>	Phone	<u>608-255-5707</u>
Email	<u>dave@applewoodstorage.com</u>	Email	<u>noa@williamsonsurveying.com</u>

Town: Blooming Grove Parcel numbers affected: 008/0710-313-9002-7 and 008/0710-313-9100-8

Section: 31 Property address or location: 3222 Larsen Road, Madison, WI 53711

Zoning District change: (To / From / # of acres) R-3A to GC 0.47 ac./RH-1 to GC 2.05 ac./A-2 to GC 5.54 ac.

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 72 % Other: 28 %

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:

Dave and Julie Wood are planning on building a barn on Lot 2 of the proposed CSM for weddings and receptions. The existing house and buildings will be used for guest to stay at and use during their time at property. The remaining Lot 1 of the proposed CSM will remain A-2.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

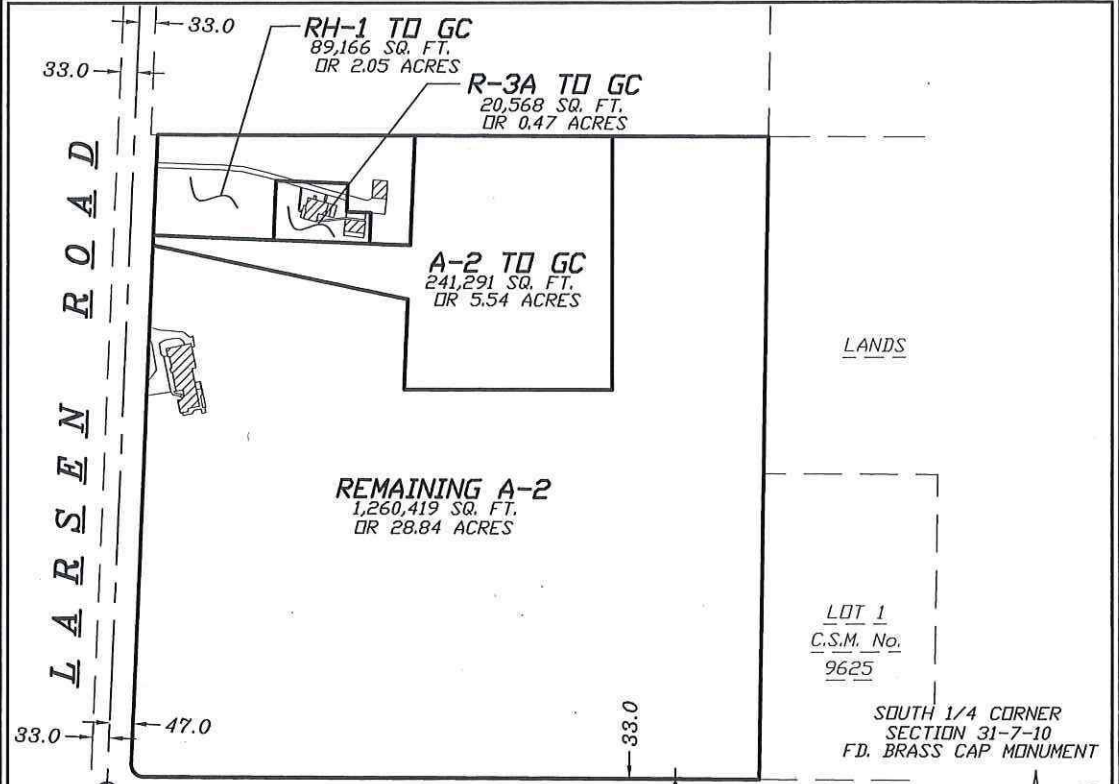
Date: 1-2-18



REZONE MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
NOA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31,
T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots
1 and 2 Certified Survey Map No. 8235.



SOUTHWEST CORNER SECTION 31-7-10 F.D. SURVEY SPIKE



PREPARED FOR:

DAVE AND JULIE WOOD
3200 LARSEN ROAD
MADISON, WI 53711

LEGEND

⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)

SCALE 1" = 300'



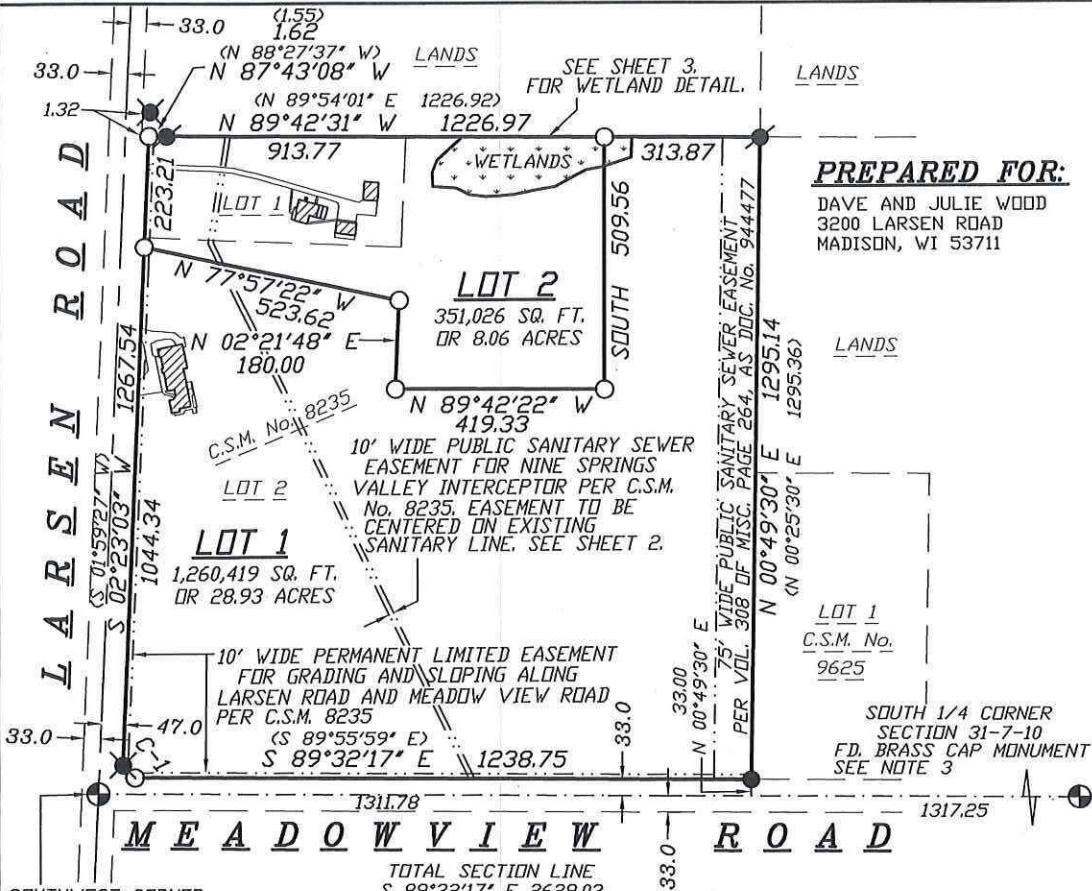


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots 1 and 2 Certified Survey Map No. 8235.



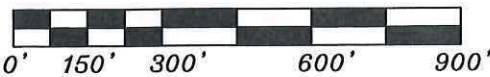
CURVE TABLE:

C-#	RADIUS	CHORD BEARING	ARC	DELTA
C-1	25.00	S 43°58'16" E 34.76	(38.43)	(88°04'34")
C-1	25.00	S 43°54'04" E 34.53	38.11	87°21'07"

LEGEND

- = SET 3/4"x24" REBAR WT 1.5 LB PER LIN FT
- = FOUND 3/4" REBAR
- ⊙ = FOUND 1" PIPE
- ⊗ = FOUND 1 1/4" PIPE
- ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
- (##) = RECORDED AS

SCALE 1" = 300'



DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 5

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 31-7-10 LINE TO BEAR S 89°32'17" E

SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

18W-337

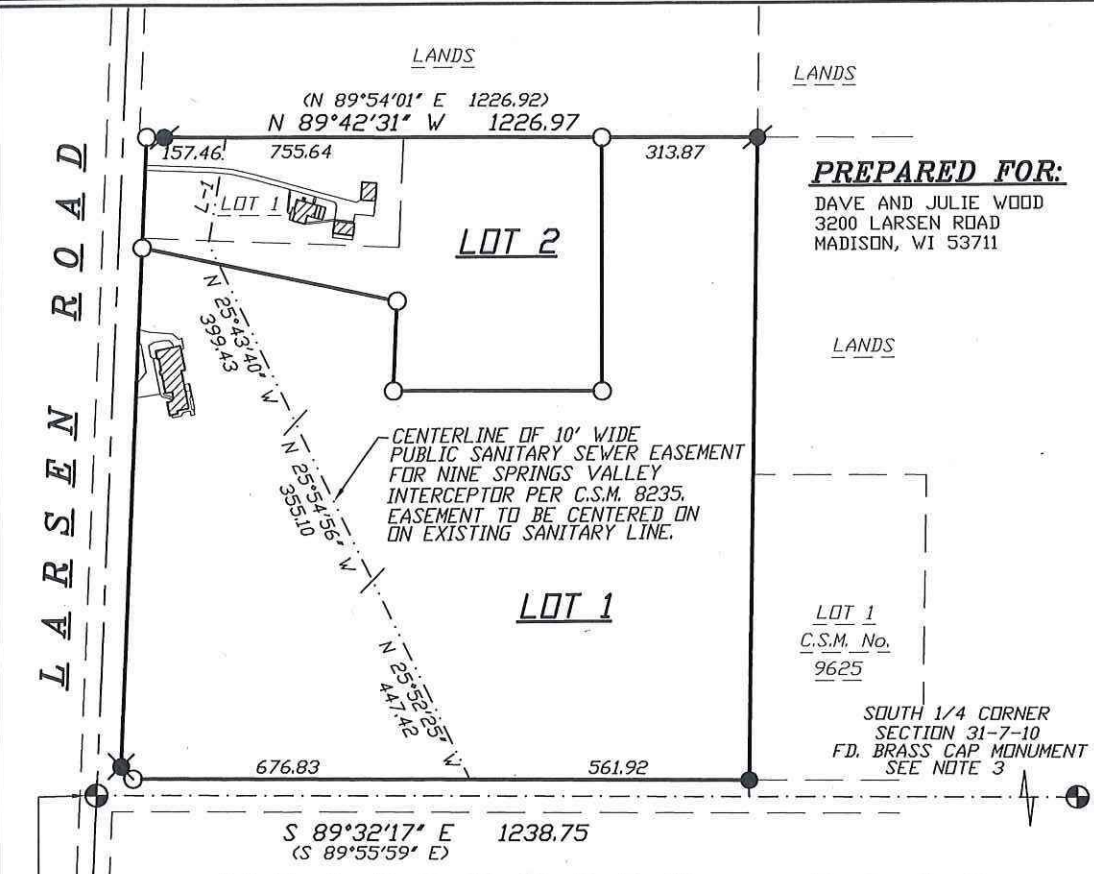


CERTIFIED SURVEY MAP

WILLIAMSON SURVEYING AND ASSOCIATES, LLC

NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705

Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin. Including all of Lots 1 and 2 Certified Survey Map No. 8235.



LINE TABLE:

L-#	BEARING	DIST.
L-1	N 09°15'12" E	216.95

SCALE 1" = 300'



BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 31-7-10
LINE TO BEAR S 89°32'17" E

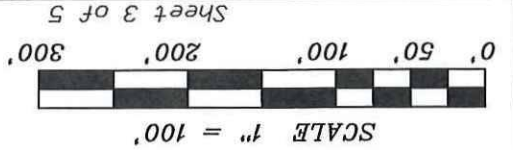
SURVEYORS SEAL

PRELIMINARY ONLY
FOR REVIEW

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FOR REVIEW

SURVEYORS SEAL

BEARINGS ARE REFERENCED TO THE SOUTH
LINE OF THE SW 1/4 OF SECTION 31-7-10
LINE TO BEAR S 89°32'17" E



- LEGEND
- = SET 3/4"x24" REBAR
 - = WT 15 LB PER LIN FT
 - = FOUND 3/4" REBAR
 - ⊗ = FOUND 1" PIPE
 - ⊗ = FOUND 1 1/4" PIPE
 - ⊕ = FOUND DANE COUNTY SECTION CORNER (AS NOTED)
 - (##) = RECORDED AS

LOT 1
1,260,419 SQ. FT.
OR 28.93 ACRES

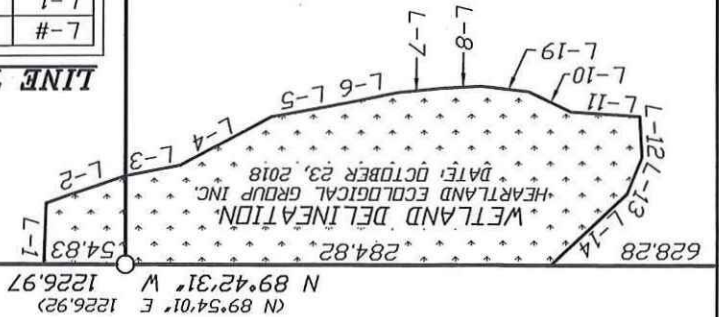
L-#	BEARING	DIST.
L-1	S 01°57'49" W	40.83
L-2	S 71°21'36" W	55.87
L-3	S 79°08'35" W	37.23
L-4	S 61°58'18" W	69.28
L-5	S 80°16'03" W	40.27
L-6	S 78°34'22" W	46.07
L-7	S 84°38'04" W	28.91
L-8	S 87°05'14" W	26.80
L-9	N 83°20'02" W	32.76
L-10	N 64°01'44" W	31.36
L-11	N 86°01'01" W	46.18
L-12	N 02°52'38" W	27.48
L-13	N 21°57'39" E	25.98
L-14	N 47°05'45" E	70.04

LINE TABLE

N 89°42'22" W 419.33

LOT 2
351,026 SQ. FT.
OR 8.06 ACRES

SOUTH 509.56



Located in part of the Southwest 1/4 of the Southwest 1/4 of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, including all of Lots 1 and 2 Certified Survey Map No. 8235.

104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597 PHONE: 608-255-5705
NDA T. PRIEVE & CHRIS W. ADAMS, PROFESSIONAL LAND SURVEYORS

WILLIAMSON SURVEYING AND ASSOCIATES, LLC
CERTIFIED SURVEY MAP





WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

R-3A TO GC

A parcel of land located on part of Lot 1 Certified Survey Map No. 8235, recorded in the Dane County Register of Deeds Office in Volume 44 of Certified Surveys, Pages 196 through 198, as Document No. 2770209. Located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1 Certified Survey Map No. 8235; thence S $87^{\circ}39'36''$ E along the South line of said Lot 1 Certified Survey Map No. 8235, 239.96 feet to the point of beginning.

Thence continue S $87^{\circ}39'36''$ E along said Lot 1 Certified Survey Map No. 8235, 194.90 feet; thence N $02^{\circ}21'10''$ E, 62.99 feet; thence N $87^{\circ}39'36''$ W, 48.87 feet; thence N $02^{\circ}21'10''$ E, 56.78 feet; thence N $87^{\circ}39'36''$ W, 146.03 feet; thence S $02^{\circ}21'10''$ W, 119.77 feet to the point of beginning. This parcel contains 20,568 sq. ft. or 0.47 acres thereof.

RH-1 TO GC

A parcel of land located on part of Lot 1 Certified Survey Map No. 8235, recorded in the Dane County Register of Deeds Office in Volume 44 of Certified Surveys, Pages 196 through 198, as Document No. 2770209. Located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1 Certified Survey Map No. 8235; thence S $87^{\circ}39'36''$ E along the South line of said Lot 1 Certified Survey Map No. 8235, 239.96 feet; thence N $02^{\circ}21'10''$ E, 119.77 feet; thence S $87^{\circ}39'36''$ E, 146.03 feet; thence S $02^{\circ}21'10''$ W, 56.78 feet; thence S $87^{\circ}39'36''$ E, 48.87 feet; thence S $02^{\circ}21'10''$ W, 62.99 feet to a point on the South line of said Lot 1 Certified Survey Map No. 8235; thence along said Lot 1 Certified Survey Map No. 8235 for the next 5 courses S $87^{\circ}39'36''$ E, 81.29 feet; thence N $02^{\circ}21'48''$ E, 221.85 feet; thence N $89^{\circ}42'31''$ W, 514.79 feet; thence N $87^{\circ}43'08''$ W, 1.62 feet to East right-of-way of Larsen Road; thence S $02^{\circ}23'03''$ W along said East right-of-way of Larsen Road, 203.44 feet to the point of beginning. This parcel contains 89,166 sq. ft. or 2.05 acres thereof.

A-2 TO GC

A parcel of land located on part of Lot 2 Certified Survey Map No. 8235, recorded in the Dane County Register of Deeds Office in Volume 44 of Certified Surveys, Pages 196 through 198, as Document No. 2770209. Located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows:

Beginning at the West - Northwest corner of said Lot 2 Certified Survey Map No. 8235; thence S $02^{\circ}23'03''$ W along the East right-of-way of Larsen Road, 19.76 feet; thence S $77^{\circ}57'22''$ E, 523.62 feet; thence S $02^{\circ}21'48''$ W, 180.00 feet; thence S $89^{\circ}42'22''$ E, 419.33 feet; thence North, 509.56 feet to a point on the North line of said Lot 2 Certified Survey Map No. 8235; thence along said Lot 2 Certified Survey Map No. 8235 for the next 3 courses N $89^{\circ}42'31''$ W, 398.31 feet; thence S $02^{\circ}21'48''$ W, 221.85 feet; thence N $87^{\circ}39'36''$ W, 516.15 feet to the point of beginning. This parcel contains 241,291 sq. ft. or 5.54 acres thereof.

REMAINDER A-2

A parcel of land located on part of Lot 2 Certified Survey Map No. 8235, recorded in the Dane County Register of Deeds Office in Volume 44 of Certified Surveys, Pages 196 through 198, as Document No. 2770209. Located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, T7N, R10E, Town of Blooming Grove, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the West - Northwest corner of said Lot 2 Certified Survey Map No. 8235; thence S $02^{\circ}23'03''$ W along said Lot 2 Certified survey Map No. 8235, 19.76 feet to the point of beginning.

Thence continue along said Lot 2 Certified Survey Map No. 8235 for the next 5 courses S $02^{\circ}23'03''$ W, 1044.34 feet; thence along an arc of a curve concaved easterly having a radius of 25.00 feet and a long chord bearing of S $43^{\circ}54'04''$ E, 34.53 feet; thence S $89^{\circ}32'17''$ E, 1238.75 feet; thence N $00^{\circ}49'30''$ E, 1295.14 feet; thence N $89^{\circ}42'31''$ W, 313.87 feet; thence South, 509.56 feet; thence N $89^{\circ}42'22''$ W, 419.33 feet; thence N $02^{\circ}21'48''$ E, 180.00 feet; thence N $77^{\circ}57'22''$ W, 523.62 feet to the point of beginning. This parcel contains 1,260,419 sq. ft. or 28.84 acres thereof.



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

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Communications Tower \$1145

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>Dave and Julie Wood</u>	Agent	<u>Noa Prieve - Williamson Surveying</u>
Address	<u>3200 Larsen Road, madison, WI 53711</u>	Address	<u>104a West Main Street</u>
Phone	<u>608 -442-8000</u>	Phone	<u>Wausaukee, WI 53597</u> <u>(608) 255-5705</u>
Email	<u>dave@applewood storage.com</u>	Email	<u>noa@williamsonsurveying.com</u>

Parcel numbers affected: 0710-313-9002-7 Town: Blooming Grove Section: 31
0710-313-9100-8 Property Address: 3222 Larsen Road

Existing/ Proposed Zoning District : R-3A to GC / RH-1 to GC / A-2 to GC

- o Type of Activity proposed: outdoor entertainment and commercial indoor lodging
Separate checklist for communication towers and mineral extraction uses must be completed.
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- 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: _____

Date: _____

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 operation is a facility for special events and gatherings. This will be on an intermittent schedule and not a daily occurrence. This use will not effect public health or safety.

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 intermittent use for outdoor entertainment and commercial indoor lodging would not involve daily traffic or events. This proposed facility is located approximately 500 feet from the Larsen Road and is buffered by the remnant parcel and surrounding vacant lands.

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.

The proposed development is located in the northeast corner of the parcel and is adjacent to Dane County park land located along the northern border of the property and no future development of this property is foreseen. The remnant portion of property would have access and adequate configuration is ever developed in the future.

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

Full engineering and site design being prepared by Montgomery Associates Resource Solutions LLC for parking, storm water, and lighting design.

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 new driveway and parking lot to control access and parking for guest.

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

The proposed zoning of CG would allow for outdoor entertainment and commercial indoor lodging as allowed uses.

BarnWood Events, LLC
Letter of Intent

February 18, 2019 (Orig – July 30, 2018)

Mr. Hans Hilbert – Dane County Planning & Development
210 Martin Luther King Jr. Blvd, Rm3116
Madison, WI 53701

Mr. Mike Wolf – Town of Blooming Grove
1880 S. Stoughton Road
Madison, WI 53716

Herein outlines a “Letter of Intent” for our family to build the BarnWood Events facility at our existing 3222-24 Larsen Road address. Per conversation with Mr. Hans Hilbert, Thursday, July 20th, he has assigned **3230 Larsen Rd** as the new address for the BarnWood Events structures, using the same driveway access as is today.

History & Background:

David & Julie Wood have been owners of the 3222-24 Larsen Rd address since 1995. Fall of 1999 a new home was built at 3200 Larsen Rd. Since 1995 our family has been involved with the DNR’s Environmental Stewardship Program, engaging in creating a nature preserve, involving; forest restoration, wildlife nursery, bird house and habitat practices. We have opened up our lands to various local school groups for daylong nature tour and teaching sessions with the Oregon School District. The lands have also served as a classroom setting for numerous Cub Scout outings and Boy Scout merit badge requirements. Current plantings since 1995 are in excess of 19,000 trees and over 150 bird houses.

Julie’s background includes owning and running Checks & Balances (an Accounting Business) and e-Seedling, LLC (an educational consulting business). Julie currently works for the UW-Madison Small Business Development Center as the Educational Program Manager and Youth Entrepreneur Camp Director. Prior to that she was the Operations Director at Oriel Incorporated, and an Accounting System Consultant at SVA consulting (who purchased the Checks & Balances business she owned). She has also worked at Smith & Gesteland as a client services accountant.

Julie is also the author of *More Than a Lemonade Stand* and the creator of the Biz Ops Game where she promotes entrepreneurship through youth camp programs via her company, e-Seedling, LLC.

At age 17 David was the youngest appointee to the City of Madison Fire Department. At age 20, he purchased his first home and put himself through college by working 2-3 jobs and paying tuition along the way. At age 22 he began buying and working on fixing up a small rental property in Madison. After graduating from college, he began his marketing career.

He has held corporate Marketing Director and Vice President roles with Pepsi Co, Rocky Rococo, Famous Footwear, Wisconsin Cheeseman and Midland Builders/Veridian Homes. Retiring after 10 years as Director of Marketing for Stark Company Realtors he currently runs AppleWood Self Storage LLC, our family business.

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725
Phone: (608) 442-8000
E-Mail: applewoodstorage@sbcglobal.net
"Safety is Our #1 Goal™"

Existing Larsen Road Lands Description:

1. Legal Description: CSM #8235, document #2770209, dated June 6, 1996
2. Lot#1 – 2.52 acres, zoned RH1 for the grounds and barn, R3-A for the duplex and 4-car garage
3. Lot#2 – 34.48 acres, zoned A-2 for our personal 3200 Larsen Rd address

Proposed Larsen Road Lands Description – Per CSM draft:

1. Legal Description: CSM #8235, document #2770209, dated June 6, 1996
2. Lot#1 – 8.06 acres for event center, duplex, 4-car garage, zoned GC & CUP
3. Lot#2 – 28.93 acres for our personal 3200 Larsen Rd address

BarnWood Events Concept Description:

The desired plan is to erect a new barn structure as noted on Montgomery & Associates site plan, dated 1/16/19. This will involve the removal of the existing barn. The duplex and 4-car garage will remain. The 4-car garage will serve as storage and hold garbage/trash containers out of sight. In the future, we plan to use the duplex as a wedding party retreat.

1. Market Uses:

- Wedding receptions and ceremonies
- Family activities; birthdays, retirements, graduations
- Business use; meetings, seminars, conferences, banquets, monthly meetings
- Educational; retreats, wildlife tours, photography/nature tours

2. New Barn Description:

- Main barn footprint 40'W x 80'L
- North porch 20'W'x 80'L
- Service area 20'W x 80'L
- Main area capacity of 300 with option to open 20'x80' porch area

3. Rooms in Barn:

- Storage Room
- Coat Room
- Bridal Dressing Room
- Office
- Powder Room ½ bath
- Men's Dressing Room
- Furnace Room
- Men's Bathroom
- Women's Bathroom

4. Zoning Changes (per email from Hans Hilbert)

- G & CUP

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725

Phone: (608) 442-8000

E-Mail: applewoodstorage@sbcglobal.net

"Safety is Our #1 Goal™"

5. Operational Plan & Type of Activities/Uses: (follows list on CUP form)
 - Anticipated customers...see types of events noted in "Market Uses" above
 - Number of employees; 4 family members to start, hiring staff as needed
 - Weekend Hours of Operation; Friday, Saturday, Sunday 10:00AM to 11:00PM
 - Weekday Hours of Operation; By event special request
 - Weekend Days of Week; for weddings, family events/celebrations
 - Week Days of Week; by special request for business/educational use
 - Outdoor activities; trail excursions, kid's play area, outdoor fire pit (gas line to control)
 - Outdoor lighting; accent lights for building, trail markings, parking lot
 - Trash removal; small dumpster for us to manage, kept out of sight in garage or enclosure
 - Outside loudspeakers; don't envision, perhaps a small speaker for the ceremony area
6. Vehicle Traffic & Management:
 - See site plan
 - Properly place signage for MPH and directing flow to parking lot, fire lane
7. Storage:
 - Storage room inside barn
 - Inside 4-car garage
8. Solid Waste Management:
 - Trash containers to be kept in garage or enclosure behind garage
 - Contracted pick up service
9. Posted Signage:
 - Currently 10MPH sign
 - Will deploy such signs as deemed appropriate for; no smoking fire lane, handicapped parking and access, parking lot directional, MPH signage as well as brand signage on building and at road
10. Safety Measures:
 - No smoking, speed limit, fire suppression measures, no bringing in alcohol
 - Well light exterior around building and parking lot
 - Inside access/egress lighting per state code, internal crowd management
11. Not applicable are:
 - Manure handling
 - Hazardous waste, explosives

Conditional Use – 6 Standards: (our comments below in addition to Noa's on CUP form)

1. Detriment, endangerment, public health & safety, comfort, general welfare:
 - Physical location of operation will be at the east end of the property, over 500' from Larsen Rd
2. Impact on the uses and enjoyment to neighborhood property:
 - With limited days of use to primarily weekend days, impact should not be noticed
 - Again, activities are at east end of lot #1, 500' from Larsen
 - Visually with mature 100-year old trees in the front yard, visual impact will be minimal

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725

Phone: (608) 442-8000

E-Mail: applewoodstorage@sbcglobal.net

"Safety is Our #1 Goal™"

3. Impact on the normal and orderly development and improvement of surrounding property:
 - Current use is of residential nature in the duplex, with residents on a 12 month basis
 - Proposed use will result in much less days of the year being occupied
4. Adequate utilities, access, drainage:
 - Current access to; municipal sewer, private well
 - Primary driveway into lot 1, adequate for our needs
 - Drainage maps show our plans not residing in lowland areas
 - Will follow Dane County Stormwater Management Program
 - Current plan for parking lot to be of a pervious surface
5. Site Access, ingress and egress:
 - One main driveway to remain, so no other access impact onto Larsen Rd
 - Speed limits will be posted at 10 MPH
 - Parking area to the east beyond the new barn structure
6. Conforming to regulations of the district:
 - Yes

Project Schedule:

1. Project Team:

- Deb Hatfield – Montgomery Associates
- Jim Bricker – JSD
- Noa Prieve – Williamson Surveying
- Tim Wood - General Contactor
- Tom Holmes – Glenville Timberwrights

2. Project Schedule based upon today:

- Fall 2018-to date; attend two Town meetings, Noa has submitted CSM, rezone and CUP applications
- November- January; meetings with Tim Parks, City of Madison to determine if staying in the Town
- w/o February 22 – to get final confirmation from City’s position on annexation or stay in Town
- March – Dane County and Town of Blooming Grove final approvals
- March-April – finalize bids and budget for building plan
- May-August – Construction process
- September-October – Soft opening
- Phase 2 – Duplex cosmetic updating, Fall 2019
- Completion, Spring 2020

3. Document Summary:

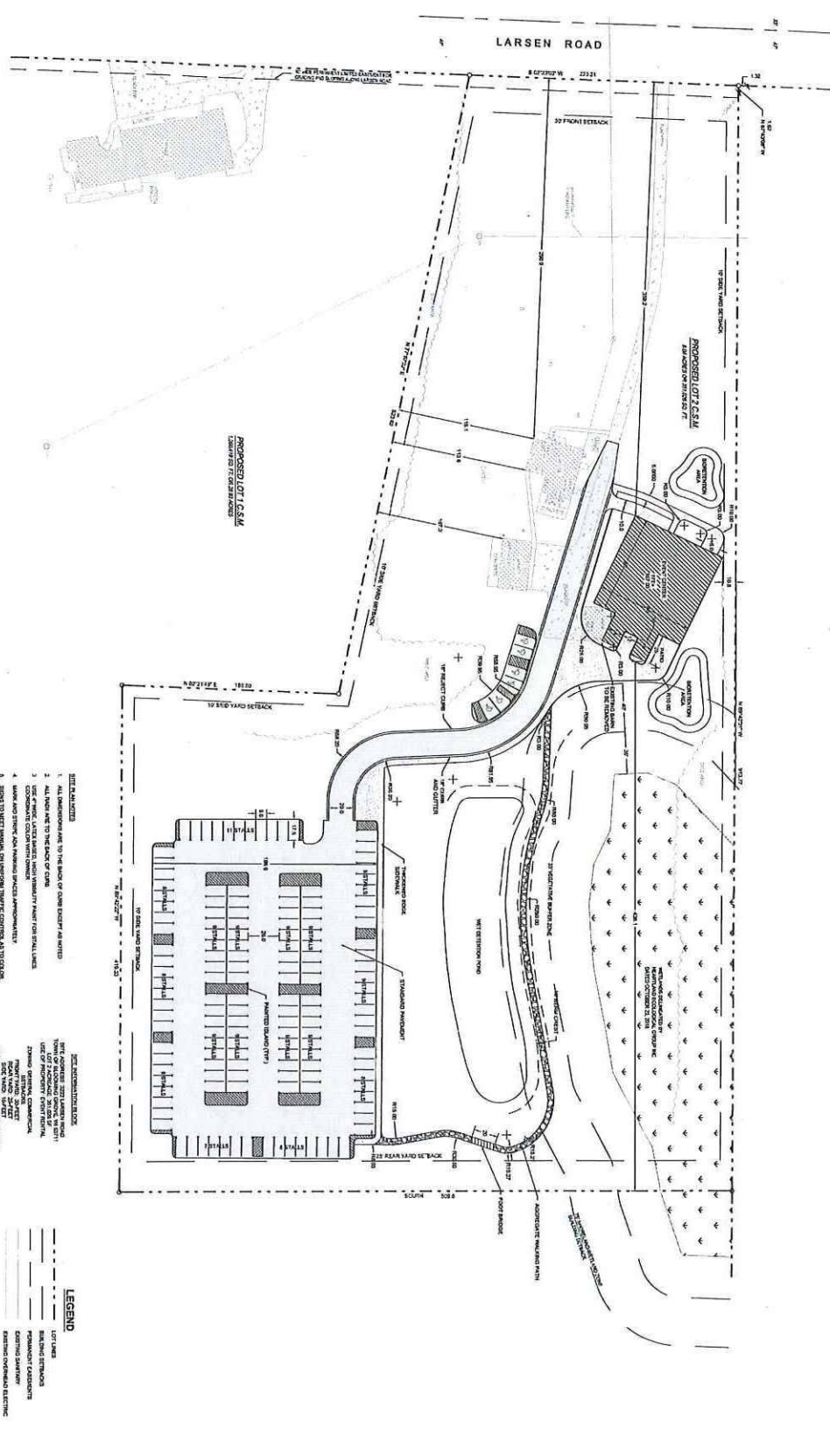
- Site Plan dated 1/16/19 - Deb Hatfield - Montgomery Associates
- CSM Plan - Noa Prieve - Williamson Surveying
- General Contractor - Tim Wood
- Building Design - Glenville Timberwrights – Tom Holmes

AppleWood Self Storage, LLC. P.O. Box 259284, Madison, WI 53725

Phone: (608) 442-8000

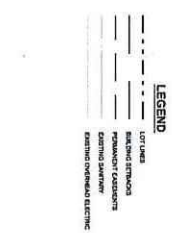
E-Mail: applewoodstorage@sbcglobal.net

"Safety is Our #1 Goal™"



- SETBACKS**
1. ALL BUILDINGS ARE TO THE REAR OF CURB EXCEPT AS NOTED
 2. ALL BUILDINGS TO THE BACK OF CURB
 3. SIDE SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 4. SIDE AND REAR SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 5. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 6. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 7. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
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- NOTES**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB EXCEPT AS NOTED
 2. ALL DIMENSIONS TO THE BACK OF CURB
 3. SIDE SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 4. SIDE AND REAR SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 5. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
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 19. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED
 20. FRONT SETBACKS TO BE 10 FEET UNLESS OTHERWISE NOTED



C110

SHEET NO.

PROJECT NO. 1899

DATE 01/18/19

1" IN = 40' FT

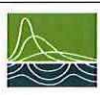
SITE PLAN

BARNWOOD EVENT CENTER

3222 LARSEN ROAD

BLOOMING GROVE, WI 53711

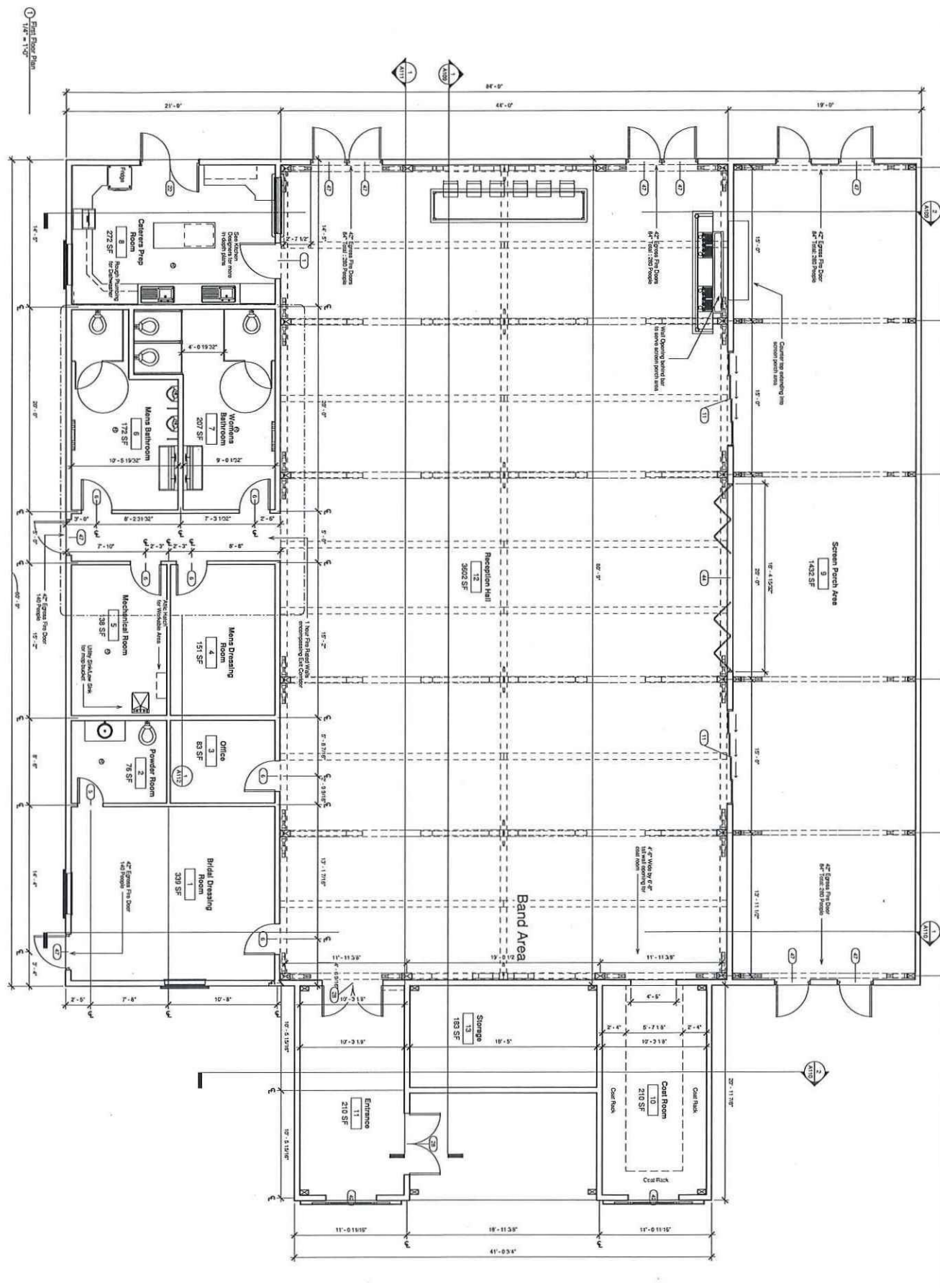
DAVE AND JULIE WOOD



MONTGOMERY ASSOCIATES:
RESOURCE SOLUTIONS, LLC
118 SOUTH HAVES ST
COTTAGE GROVE, WI 53527
www.montgomeryassociates.com

NO.	REVISION / ISSUE	DATE

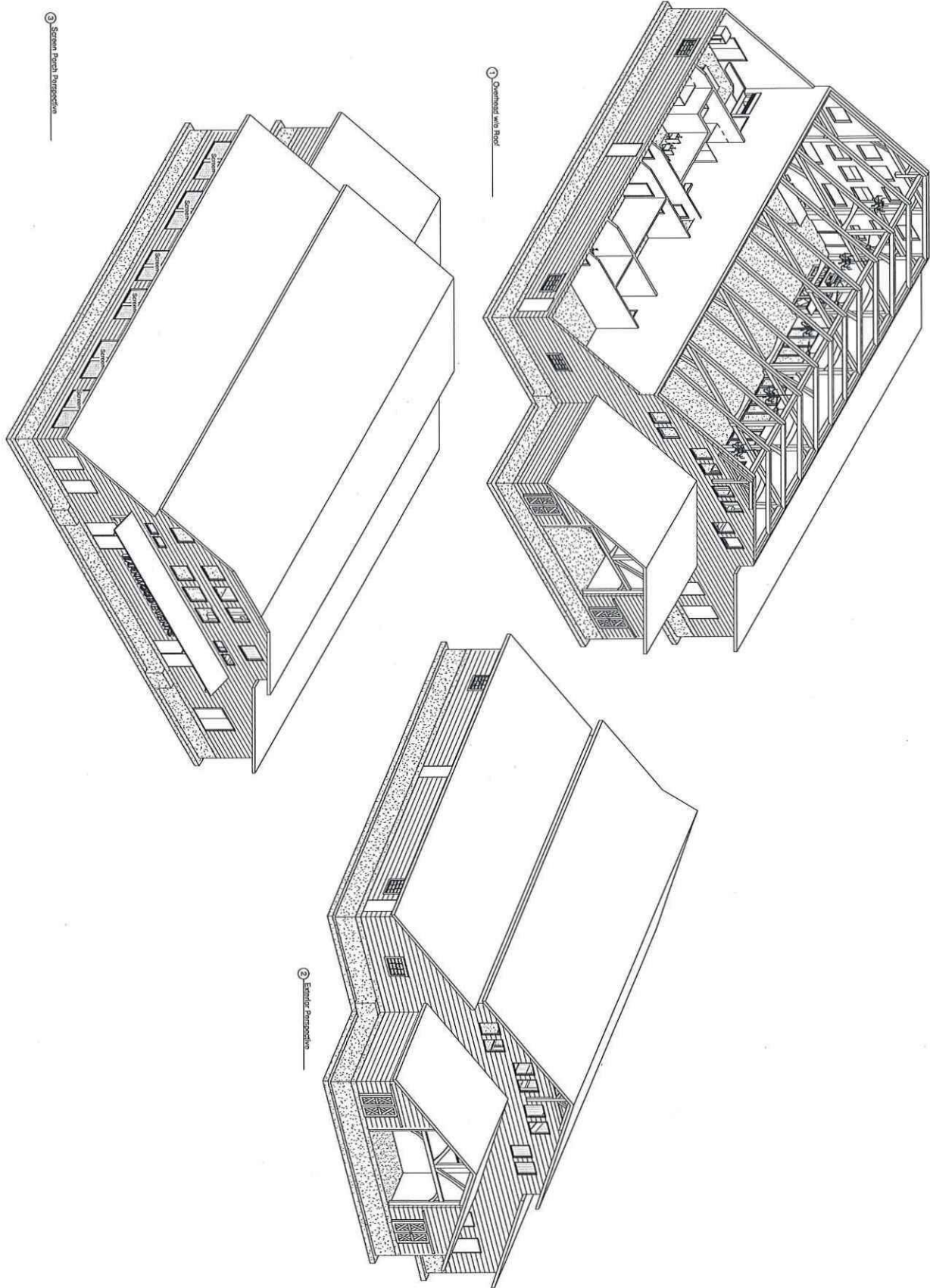
DRAWN BY: GJM
CHECKED BY: DJH



Client: Dave and Julie Wood: Wedding Barn Project
 Drawings: First Floor Plan
 Drawn by: Gerrit Moskowitz
 Date: 2 November 2018
 Sheet Number: A101



Timber Frame Home Builders
 1301 LAKE STREET, BARABOO, WI 53913



3 Screen Panel Perspective

1 Overhead view Roof

2 Exterior Perspective

Drawn by:
 Garrett Markowitz
 Date:
 2 November 2018
 Sheet Number:
A106

Client: **Dave and Julie Wood: Wedding Barn Project**
 Drawings: **Exterior Views**

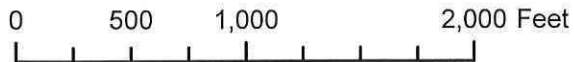


Timber Frame Home Builders

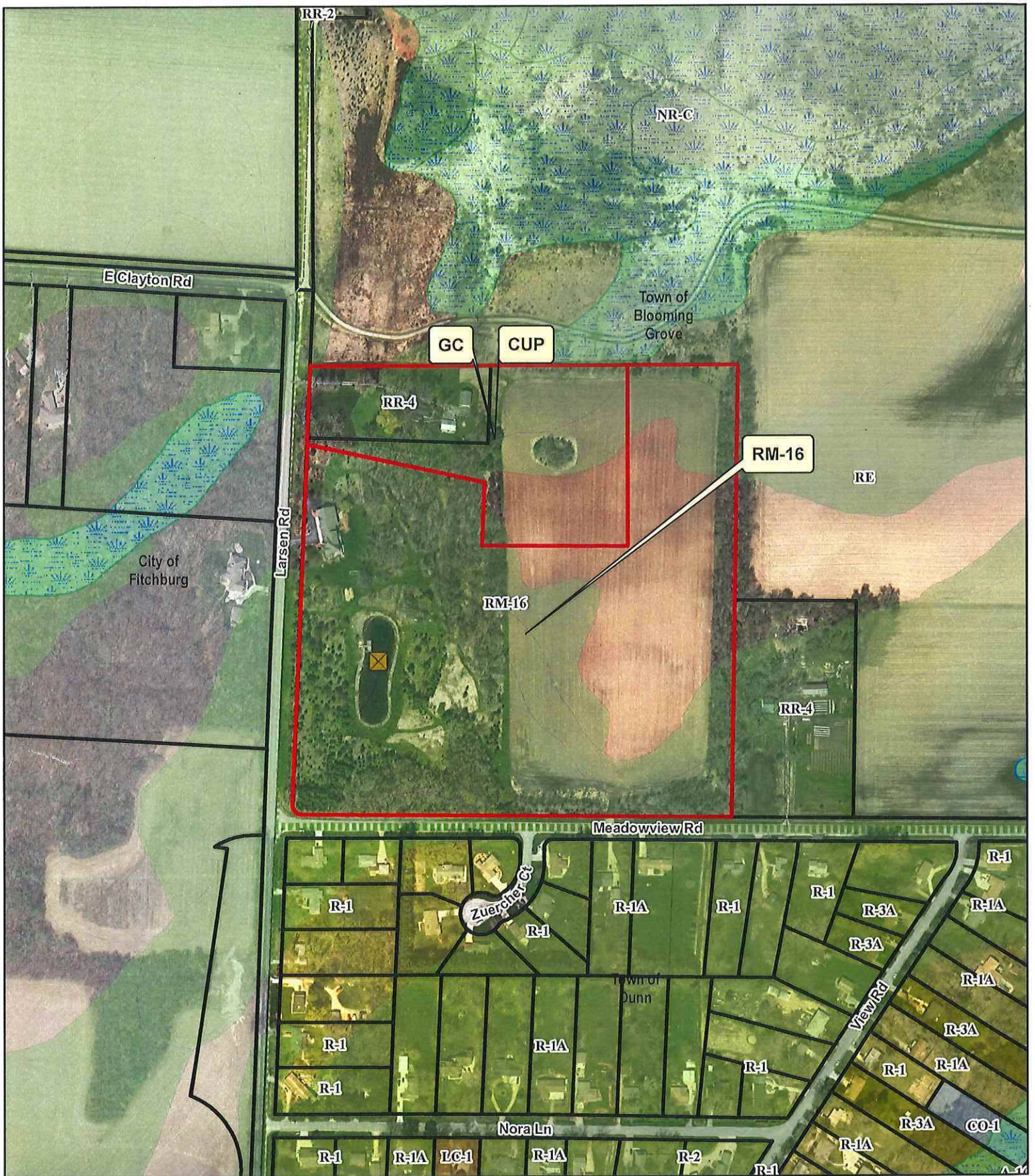
1301 LAKE STREET, BARABOO, WI 53913



Legend







Neighborhood Map



Legend

Wetland > 2 Acres Significant Soils

-  Wetland
-  Floodplain
-  Class 1
-  Class 2




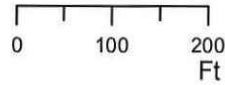
0 125 250 500 Feet


**REZONE 11396 & CUP 2453
DAVID D WOOD**



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 Study Area (14.5 ac)
 Dane Co Contours



 Field Delineated Wetlands (0.73 ac)

Sample Points

-  Upland
-  Wetland

Heartland
 ECOLOGICAL GROUP INC

Figure 5. Field Delineated Wetlands
 Larsen Road Parcel
 Project #20180115
 T7N, R10E, S31
 T Blooming Grove,
 Dane Co, WI
 2017 NAIP
 Data: Dane Co, HEG 10/23/2018

ROBERT UPHOFF
4581 MEADOWVIEW RD
MADISON, WI 53711

DAVID D WOOD
3200 LARSEN RD
MADISON, WI 53711

MICHAEL J BEWICK
3207 LARSEN RD
FITCHBURG, WI 53711

ROBERT UPHOFF
4581 MEADOWVIEW RD
MADISON, WI 53711

DANE COUNTY
RM 114 210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

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3200 LARSEN RD
MADISON, WI 53711

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JAMES ABERLE
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FITCHBURG, WI 53711

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MADISON, WI 53703

MADISON METROPOLITAN SEWERAGE DISTRICT
523 E MAIN ST
MADISON, WI 53703

DANE COUNTY
RM 114 210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

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4718 NORA LN
MADISON, WI 53711

KERR REV LIVING TR, CALVIN F
3128 ZUERCHER CT
MADISON, WI 53711

HUNTER J CHRISTENSON
4712 NORA LN
MADISON, WI 53711

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RM 114 210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

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FITCHBURG, WI 53711

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MADISON, WI 53711

CASEY M SULLIVAN
4693 MEADOWVIEW RD
MADISON, WI 53711

DANE COUNTY
RM 114 210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703

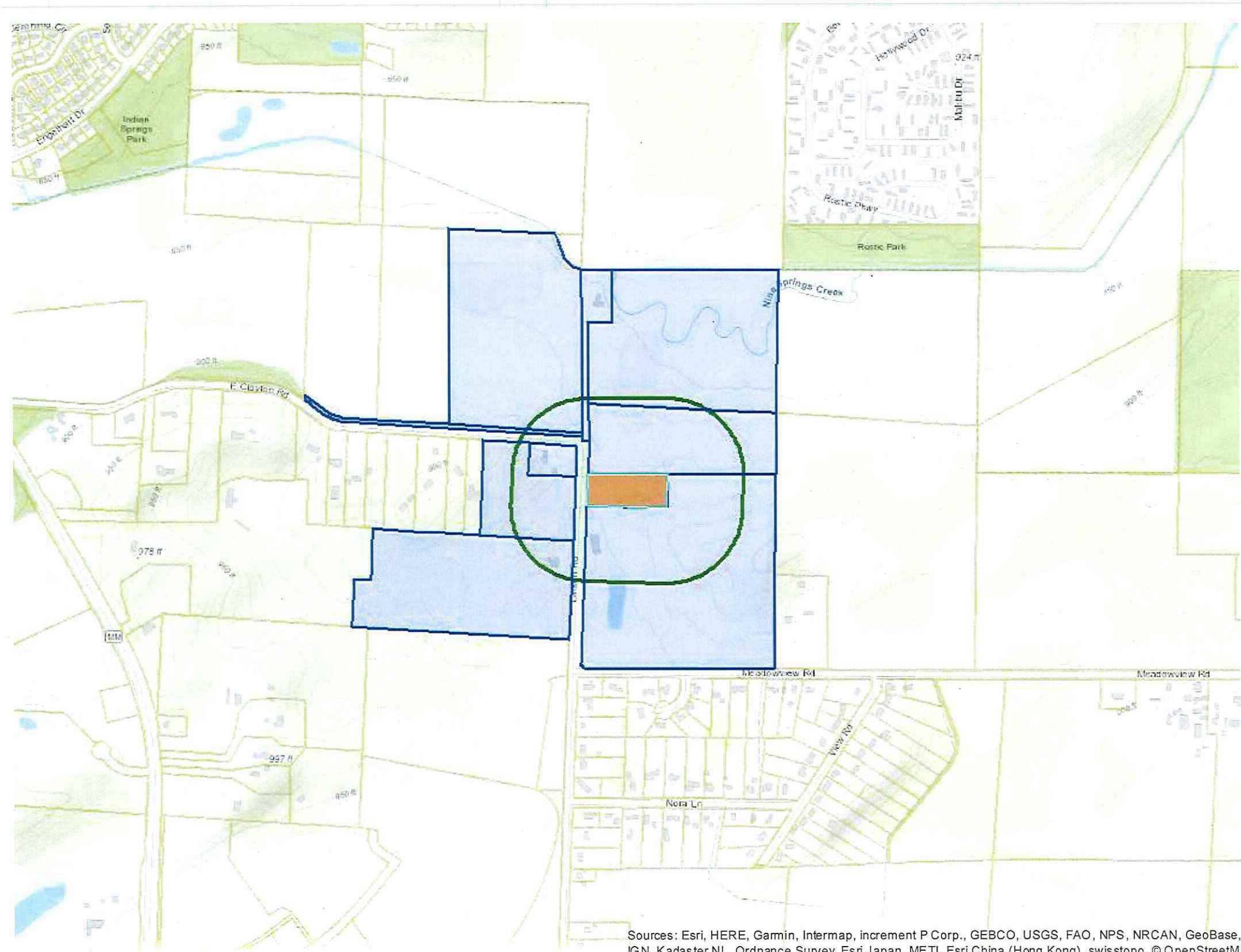
ROBERT T TAGUE
4681 MEADOWVIEW RD
MADISON, WI 53711

MELVIN C POWELL
4680 MEADOWVIEW RD
MADISON, WI 53711

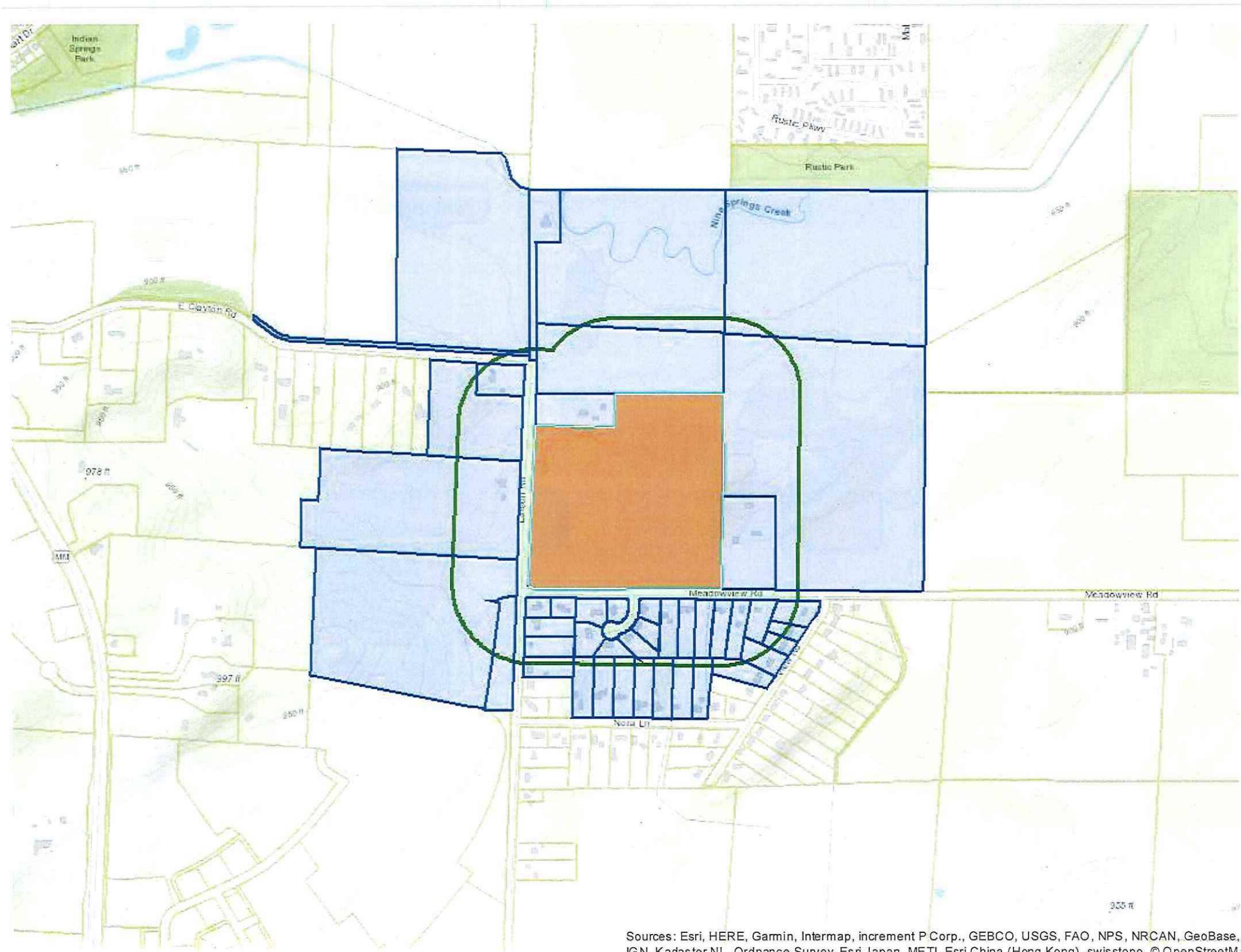
AMY D WACH
3148 ZUERCHER CT
MADISON, WI 53711

GORSKY TR, GUY Y
3137 ZUERCHER CT
MADISON, WI 53711

BRANLEY REV TR, DAVID A
3153 ZUERCHER CT
MADISON, WI 53711



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetM



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