

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/14/2021	DCPCUP-2021-02531
Public Hearing Date	
09/28/2021	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME SHAW COURT REDEMPTION LLC	Phone with Area Code (608) 286-5804	AGENT NAME JANE and JIM CISLER, KEVIN THOME	Phone with Area Code (608) 286-5804
BILLING ADDRESS (Number, Street) 3051 SHAW CT		ADDRESS (Number, Street) 3051 SHAW COURT	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip) Madison, WI 53711	
E-MAIL ADDRESS janecisler@gmail.com		E-MAIL ADDRESS janecisler@gmail.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
3054 Shaw Court		
TOWNSHIP DUNN	SECTION 5	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0610-051-4507-6	---	---

CUP DESCRIPTION

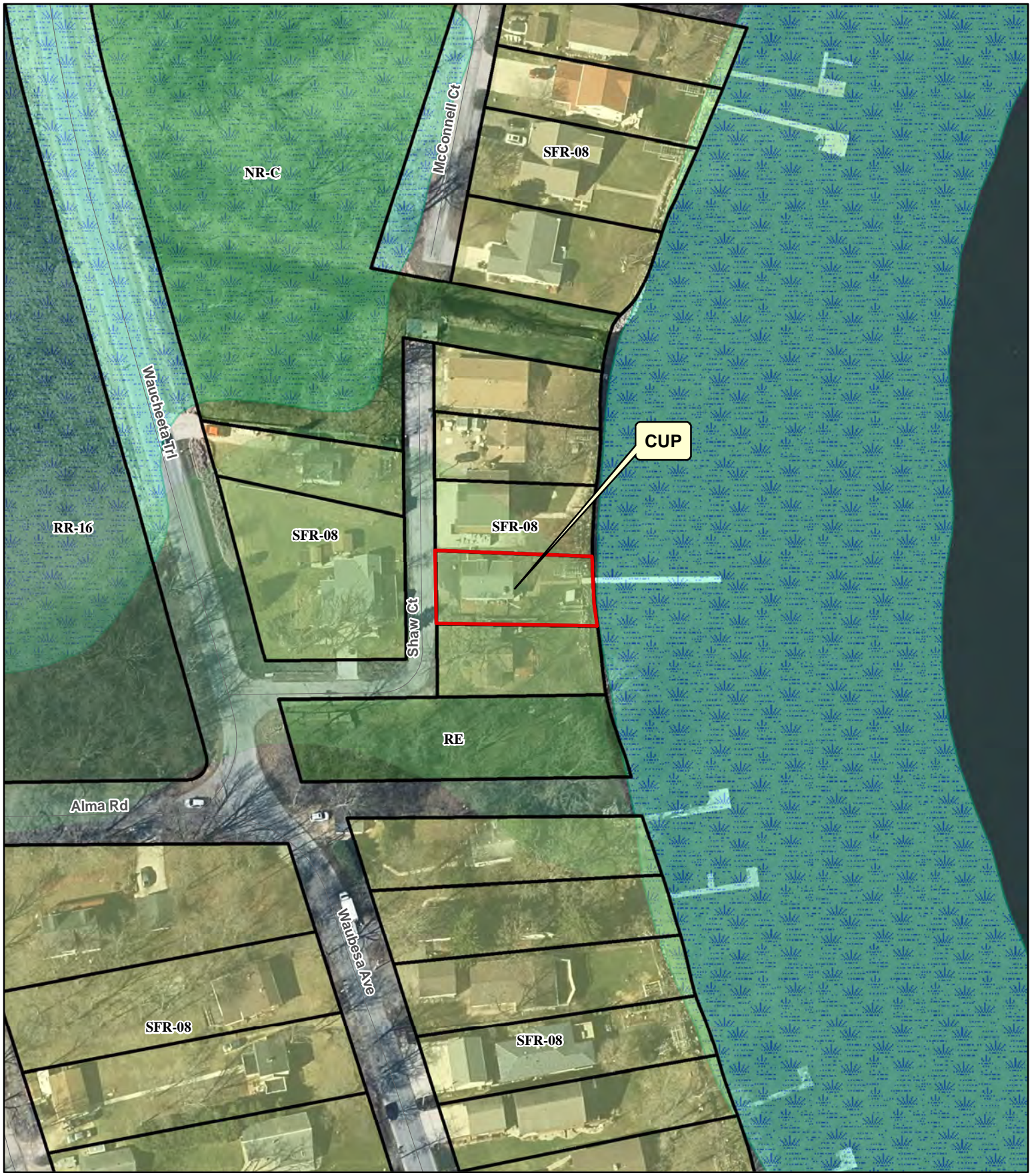
Transient or Tourist Lodging

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)(g)	0.16
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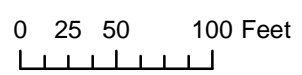
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 7 DAY RENTAL WITH A MAXIMUM OF 6 PERSONS



Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



CUP 02531
 SHAW COURT
 REDEMPTION LLC



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:	Shaw Court Redemption LLC	Agent Name:	Kevin Thome, Jane Cisler, Jim Cisler
Address (Number & Street):	3054 Shaw Ct	Address (Number & Street):	3051 Shaw Ct
Address (City, State, Zip):	Madison, WI 53711	Address (City, State, Zip):	Madison, WI 53711
Email Address:	janecisler@gmail.com	Email Address:	janecisler@gmail.com
Phone#:	608-286-5804	Phone#:	608-286-5804

SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-051-4507-6
Section:	<small>SECTION 11-24-4 (b) (1) (ii) OF THE ZONING ORDINANCE IS APPLIED TO THIS PROPERTY AS A CONDITION OF THE PERMIT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF DUNN.</small>	Property Address or Location:	3054 Shaw Ct.
Existing Zoning:	SFR-08	Proposed Zoning:	
		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):

Is this application being submitted to correct a violation?

Yes No

Transient and tourist lodging. We use it personally, and rent it short term to offset expenses.

Provide a short but detailed description of the proposed conditional use:

We, the owners of the property would like to appeal to the zoning commission to treat this property the same way "boat house" properties are treated in the new Town of Dunn ordinance (Section 11-24-4 (b) (1) ii) for short term rentals. The short term rental property sits exactly 30 steps from the owners primary residence. We have full view access of 3 sides of the STR and can and do monitor it at all times while renters are present. We monitor it to be sure that the renters comply fully with all of the Town ordinances as well as to be sure that the renters are acting as good neighbors.

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 type="checkbox"/> Complete attached information sheet for standards | <input type="checkbox"/> Site Plan drawn to scale | <input type="checkbox"/> Detailed operational plan | <input type="checkbox"/> Written legal description of boundaries | <input type="checkbox"/> Detailed written statement of intent | <input type="checkbox"/> Application fee (non-refundable), 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.

Janecisler

7/11/21

To: Dane County Zoning

We, the owners of the Property at 3054 Shaw Ct, Madison, WI (Town of Dunn) are applying for a Conditional Use Permit to continue to operate this as a Short Term Rental property and to comply with the recently passed Town Ordinance. To comply with the Ordinance, beginning on January 1, 2022, we intend to rent the house for minimum stays of 7 days or more only and for 180 consecutive days. Our 180 day period will be from April 29, 2022 to October 26, 2022. Outside of this period, to comply with the ordinance, we will offer the house for rent for 29 days or more.

The proposed land use is no different from the current zoning as the house is rented to families for use as a vacation home.

We would also like to be considered for the Boathouse exemption that was added to the Ordinance (after we were sent a draft that did not contain this exemption). Two of the owners live just 30 steps from the rental property (closer than many of the boathouses that are receiving this exemption). We have full view of 3 sides of the property and monitor the activities of the renters at all times.

Our rental policies as stated on our listing advertisement are as follows:

This is a family home in a community of single family residences. We require a minimum age of 25 years for rental. This is not a party home. Guests are not allowed to throw large parties — small gatherings are fine. The neighborhood has a "no noise policy" outside after 10pm and the Lake House and guests will be asked to follow this community ordinance.

Please note that due to a Town ordinance, the minimum stay requirement is 7 days.

Thank you,
Kevin Thome
Jane Cisler
Jim Cisler

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.
The renters are families coming to enjoy the lake and area. They fit into the neighborhood as the residents (including us) do. We live 30 steps from the property so we monitor it closely. We do not allow more than 6 people, this is no more than any typical family size for a residential dwelling or long term rental.
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.
Renters are told that this is a small family-oriented neighborhood and we expect the renters to act as such. We have explicit rules in our listing stating our expectations and no parties/events are allowed. Renters must be over 25. We live 30 steps from the property so we monitor it closely.
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.
We live 30 steps from the property so we monitor it closely. We maintain the house and property very well. It is a single family house and we have a family or families renting, with a maximum of 6 people. We have invested substantial money into the upkeep and maintenance of the property to ensure quality renters. Our property is much better maintained than the long term rental property in our neighborhood.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.
Some thought were added. There are no site improvements necessary to accommodate the CU. We live 30 steps away so we monitor traffic in and out and parking.
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.
We have improved upon this by setting up property parking areas and signs indicating such. We live 30 steps from the property so we monitor it closely.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
We will abide by the Town regulations in the ordinance. We live 30 steps from the property so we monitor it closely.
7. The conditional use is consistent with the adopted town and county comprehensive plans.
It is, a single family home under SFR-08 is consistent with the plans. We live 30 steps from the property so we monitor it closely.
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.
 - Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
N/A
 - 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:

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.
Property is a house and is being used as a house for a family or families who want to rent for 7 days or more. WE have been operating this as a short term rental for the last 4 years without incident/complaint. We live 30 steps from the property so we monitor it closely.

List the proposed days and hours of operation.

Per the Town of Durm ordinance, we are allowed to operate up to consecutive 180 days only.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
0 employees but we live 30 steps from the property so we monitor it closely. We have cleaning personnel or clean between rentals and a property manager that lives 30 steps away.

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.

Per Town of Durm ordinance, 10 pm curfew for noise. We live 30 steps from the property so we monitor it closely.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
N/A We live 30 steps from the property so we monitor it closely.

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.

N/A

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.

Property is a house and is being used as a house for a family or families who want to rent for 7 days or more. We live 30 steps from the property so we monitor it closely. The house is tied into the sanitary sewer district for waste removal.

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

Property has garbage and recycling bins onsite and pickup is done weekly per Town of Durm schedule.

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

Current road accommodates personal car traffic. We live 30 steps away to monitor parking.

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.
No commercial lighting.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.80(i).

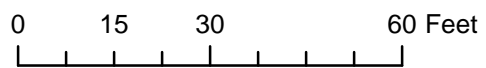
N/A

Briefly describe the current use(s) of the property on which the conditional use is proposed.

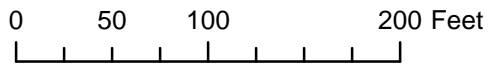
Property is a house and is being used as a house for a family or families who want to rent for 7 days or more. We live 30 steps from the property so we monitor it closely.

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

Single family homes or STRs or long term rentals.



Operations Plan



Neighborhood Plan

CUP 2531

Part of Outlot B, Waucheeta, in the Town of Dunn, Dane County, Wisconsin, described as follows:
Beginning at a point North 89 degrees 00' East 124.0 feet and North 01 degree 00' West 58.0 feet from an iron stake at the Southwest corner of said Outlot B; thence continue North 01 degree 00' West 57.0 feet; thence Easterly to a point that is North 89 degrees 00' East 239.9 feet and North 06 degrees 35' West 110.0 feet from the Southwest corner of said Outlot B; thence South 6 degrees 35' East 55.0 feet; thence Westerly to the point of beginning. And, All land lying between the Northerly and Southerly lines of the above lands extended Easterly to the high-water mark of Lake Waubesa. And, Right of way as set for the in Volume 464 of Deeds, page 36, as Document NO. 706566.