

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
05/17/2019	DCPCUP-2019-02473
Public Hearing Date	
07/23/2019	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TYROL PROPERTIES LLC	Phone with Area Code (608) 437-4135	AGENT NAME NICOLE S SCHRAM, PALMERSHEIM DETTMANN S.C.	Phone with Area Code (608) 836-6400
BILLING ADDRESS (Number, Street) 3487 BOHN RD		ADDRESS (Number, Street) 1424 N HIGH POINT ROAD	
(City, State, Zip) MOUNT HOREB, WI 53572		(City, State, Zip) MIDDLETON, WI 53562-8005	
E-MAIL ADDRESS nathan@tyrolbasin.com		E-MAIL ADDRESS schram@pdbusineslaw.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	
3487 BOHN ROAD				3487 BOHN ROAD	
TOWNSHIP VERMONT	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP VERMONT	SECTION 28
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-284-9011-1		---		0706-284-9840-8	

CUP DESCRIPTION

OUTDOOR ASSEMBLY / ENTERTAINMENT

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.10(2)(B)	122
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials SSA1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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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>Tyrol Properties, LLC</u>	Agent	<u>Nicole S. Schram, Palmersheim Dettmann S.C.</u>
Address	<u>3487 Bohn Road</u>	Address	<u>1424 N. High Point Road, Suite 202</u>
Phone	<u>Mount Horeb, WI 53572</u>	Phone	<u>Middleton, WI 53562-8005</u>
	<u>(608) 437-4135</u>		<u>(608) 836-6400</u>
Email	<u>nathan@tyrolbasin.com</u>	Email	<u>schram@pdbusineslaw.com</u>

Parcel numbers affected: 060/0706-284-9011-1, 284-9840-8, 331-8000-8, Town: Vermont Section: 28 and 33
331-8501-2, 331-9010-4, 331-9590-3 Property Address: 3487 Bohn Road, Mount Horeb, WI

Existing/ Proposed Zoning District : Existing and proposed: RE and GC. Please see attached.

- o **Type of Activity proposed:** Outdoor entertainment such as haunted house. See attached.
Separate checklist for communication towers and mineral extraction uses must be completed.

CUP:
 - **OUTDOOR ASSEMBLY**
 - **OUTDOOR ENTERTAINMENT**

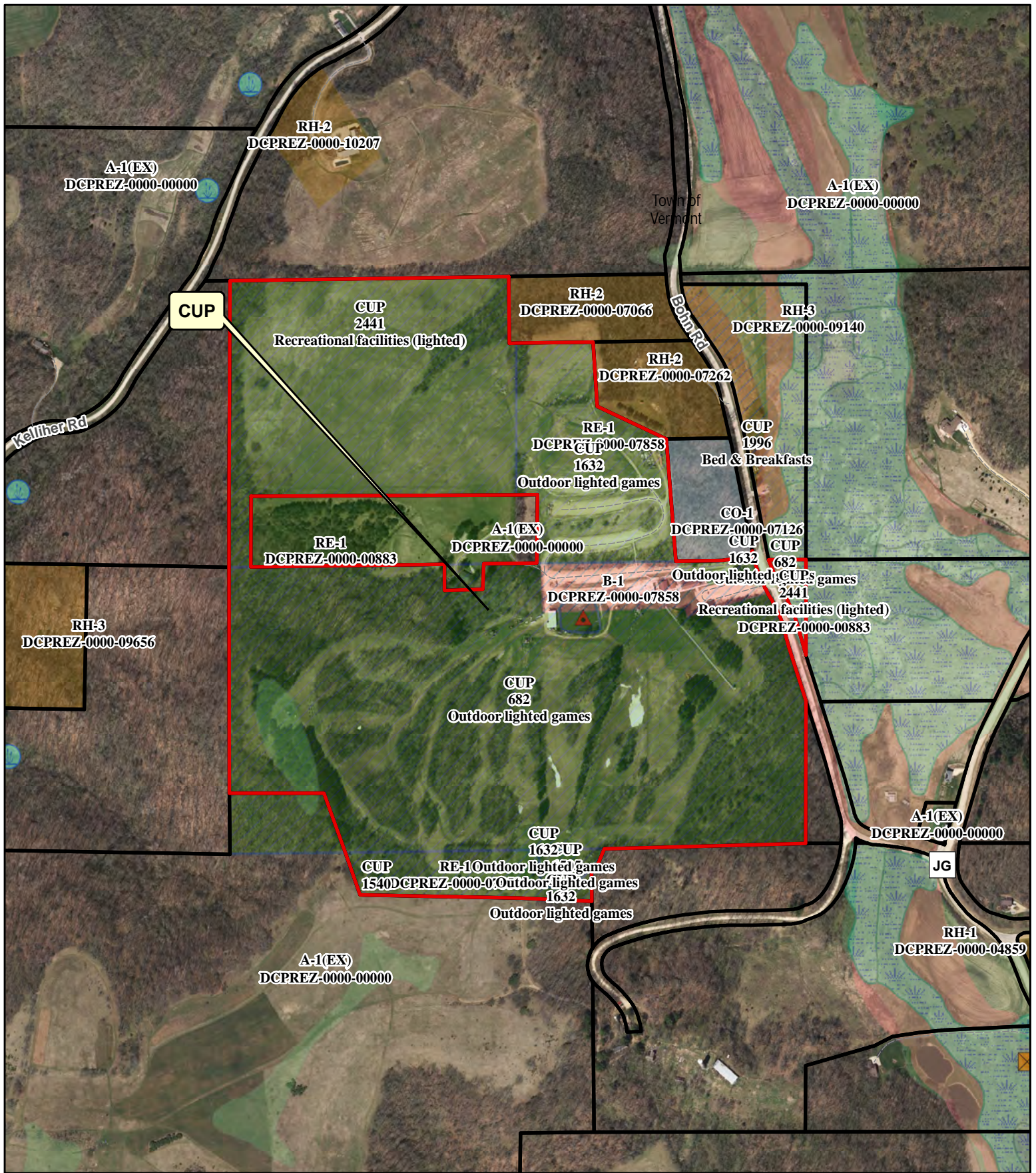
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Six Standards of CUP (see back)

Please see attached.

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: 

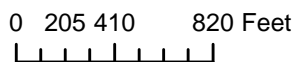
Date: 05/16/2019



Legend

Wetland > 2 Acres Significant Soils

- Wetland
- Class 1
- Floodplain
- Class 2



**CUP 02473
TYROL PROPERTIES LLC**

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.

Please see attached for all six standards.

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.
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.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
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.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

CONDITIONAL USE APPLICATION

**Tyrol Properties, LLC
Tyrol Basin Ski Area
Town of Vermont, Dane County**

May 16, 2019

Applicant/ Owner:

Tyrol Properties, LLC
3487 Bohn Road
Mount Horeb, WI 53572
(608)437-42135
nathan@tyrolbasin.com

Agent/Attorney:

Nicole Schram, Palmersheim Dettmann, S.C.
1424 N. High Point Road, Suite 202
Middleton, WI 53562-8005
608-836-6400
schram@pdbusineslaw.com

Property Address: 3487 Bohn Road, Mount Horeb, WI 53572

Town: Vermont

Sections: 28 and 33

Parcel Numbers Affected: 060/0706-284-9011-1, 284-9840-8, 331-8000-8, 331-8501-2, 331-9010-4, 331-9590-3
Together, these six parcels are referred to herein as the "Property."
Legal Description is attached as Exhibit A.

Zoning Districts: *Existing:* RE-1 and B-1 (Recreational "RE" and General Commercial "GC" after Town of Vermont approval of the 2019 Dane County zoning ordinance)¹ with Conditional Use Permits ("CUP") #1632 and #1540 granting outdoor lighting during the hours of darkness on the entirety of the Property, plus conference center use and multiple outdoor sales events in the GC-zoned area, subject to restrictions included in Deed of Covenants and Restrictions recorded September 20, 2000.

¹ The Town of Vermont has indicated it will adopt the 2019 Dane County zoning ordinance. Hereinafter, all zoning classifications will be represented as RE and GC.

Proposed: Preexisting RE and GC zoning with preexisting CUPs, plus a CUP granting outdoor entertainment and outdoor assembly uses on the entirety of the Property, subject to restrictions in the Deed of Covenants and Restrictions.

Proposed: Revision of the Deed of Covenants and Restrictions recorded September 20, 2000 to conform to newly adopted 2019 zoning ordinance and to update restrictions as agreed by the Town of Vermont and Dane County.

OVERVIEW

Tyrol Basin was created as a recreational ski resort in 1966. Over its first 50+ years the geographical footprint of the Tyrol Basin land has changed, the zoning designations have evolved, and the owners of the Tyrol Basin business have changed. Tyrol Basin, however, has consistently operated as a ski hill and recreation area.

In 2018, Tyrol Properties, LLC purchased the real estate identified by the six parcel numbers above (the “Property”), and Tyrol Holdings, LLC began operating the business known as Tyrol Basin. (Together, Tyrol Properties, LLC, Tyrol Holdings, LLC, and the Tyrol Basin business operations will be referred to herein as “Tyrol.”) Tyrol currently offers recreational skiing and snowboarding nearly every day of the winter snow season, and it intends to offer snow tubing- a permitted use- beginning in the winter of 2019-2020.

With this application, Tyrol requests:

- 1) A conditional use permit granting outdoor entertainment and outdoor assembly on the entirety of the Property, primarily for a haunted tour use, and
- 2) Revision of the Deed of Covenants and Restrictions, which will continue to restrict the permitted and conditional uses on the entirety of the Property.

CURRENT PERMITTED USES AND CONDITIONAL USES GRANTED

The Property is currently divided into two zoning areas: the General Commercial “GC”-zoned land and the recreational “RE”-zoned land.

GC-Zoned Area: The approximately four-acre GC- zoned area is located at the base of the ski and snowboard hill and includes six building structures currently used for: caretaker residence, restaurant serving food and alcohol by the glass, lift ticket sales, retail sales of merchandise, business office, ski/snowboard equipment rental and maintenance services, first-aid station, ski and snowboard instruction, and base-area service road and parking.

CUP 1540, granted in the year 2000, allows conference and convention centers, more than two outdoor sales events per year, and recreational facilities affiliated with a permitted recreational use and lighted to operate at night in the GC area. CUP 1540 will remain in place following

approval of this application, subject to the restrictions contained in the Deed of Covenants and Restrictions.

RE-Zoned Area: The approximately 122- acre RE area currently includes the ski/snowboard hills, terrain park, chair lifts, and additional parking lots. In the 2019 snow season, Tyrol Basin intends to open and operate a tubing hill with an accessory Tubing Chalet within the north half of the Property. The Tubing Chalet will provide permanent restroom facilities, tubing tickets, snacks, beverages (alcoholic and non-alcoholic), and retail merchandise.

On a busy winter weekend, approximately 800-1000 guests visit the Property per day to ski, snowboard and visit the restaurant and bar. It is projected that in the winter of 2019-2020, this number of visitors will grow to 800-1200 per day after the tubing hill is operational.

CUP 1632, which allows outdoor night lighting on the RE-zoned area, was initially granted in the year 2000 with an erroneous legal description. In 2019, following an order from the Dane County Board of Adjustment, the Dane County Zoning Administrator corrected the ministerial error on CUP 1632 by clarifying that CUP 1632 allows outdoor lighting in the entire RE-zoned area of the Property.

Deed of Covenants and Restrictions: All permitted and conditional uses throughout the RE and GC-zoned areas of the Property are currently subject to the restrictions contained in the Deed of Covenants and Restrictions recorded September 20, 2000. The deed restrictions contain provisions restricting use of the Property, hours of operation, use of outdoor sound and light, service of alcohol, parking and traffic control.

The Deed of Covenants and Restrictions currently allows Tyrol to host a limited number of outdoor assembly or outdoor entertainment events per year. Tyrol Basin (through its current and prior owners) has historically hosted weddings, the Town of Vermont picnic, Brewfest, several ski races and various other recreational and non-recreational special events on the Property. Tyrol's largest event is generally the WIJARA Ski race, which brings approximately 500 junior racers, 1500 spectators and 600 vehicles to the Property on one single snowy day.

TYPICAL CURRENT RECREATIONAL USE

Hours of Operation for the Winter Season:	Monday-Thursday	12pm-9pm
	Friday	12pm-11pm
	Saturday	9am-11pm
	Sunday	9am-7pm

Number of Employees: 160

Estimated Customers: 85,000 customer visits between November-April
25,000 customer visits between May-October
800-1200 guests per day on busy winter weekend
1500-2000 guests per day during largest ski race event

- Outside Storage:** One pole barn, one shipping container, one semi-trailer. Some snow-making equipment and grooming machines are parked in upper parking lots.
- Outdoor Activities:** Snow skiing, snowboarding, snow tubing, snowshoeing, cross country skiing, snow sport race events, mountain biking, hiking/trail running, summer race events.
- Outdoor lighting:** Outdoor lighting is allowed throughout the Property, subject to the conditions of the Deed of Covenants and Restrictions.
- Outdoor sound:** Permanent and temporary outdoor amplified sound is allowed in and near the Chalet area at reasonable levels. Temporary sound outside of the Chalet area is subject to conditions of the Deed of Covenants and Restrictions.
- Trash:** Pelliteri contract: one trash dumpster, one recycling dumpster, numerous cans indoors and outdoors.

Grandfathered Uses following 2019 Zoning Ordinance: Current buildings and uses which constitute “grandfathered” or permitted nonconforming uses following the Town of Vermont’s adoption of the 2019 zoning ordinance include: One building used as a residence located at the eastern edge of the base area, and the “outdoor active recreation” use in the GC-zoned area.

PROPOSED CONDITIONAL USES:

OUTDOOR ASSEMBLY & OUTDOOR ENTERTAINMENT

Tyrol intends to continue its business operations primarily as a recreational ski, snowboard and tubing hill, and intends to continue to host the winter outdoor assembly and entertainment events it has historically hosted. However, in order to remain a financially viable business, Tyrol must offer recreational and entertainment opportunities outside of the four to five (4-5)-month snow season. Tyrol therefore requests a conditional use permit for outdoor assemblies in its RE-zoned area and outdoor entertainment on the entire Property. **Although Tyrol’s current plan is to add one annually-repeating outdoor entertainment event (the “Terror at Tyrol” haunted tour), Tyrol requests a conditional use permit allowing other outdoor entertainment and outdoor assembly events on the Property.**

Tyrol’s outdoor entertainment and outdoor assembly uses will all be subject to the conditions of the CUP as well as the Deed of Covenants and Restrictions. Tyrol is currently working with a Town of Vermont committee to draft a proposed revision to the Deed of Covenants and

Restrictions. The revision will likely broadly address the types of outdoor entertainment events that are allowed and may place restrictions on lights, sound, parking, traffic, trash, etc.

Operations Plan: Terror at Tyrol Haunted Tour

In addition to Tyrol's historical outdoor entertainment and outdoor assembly events discussed above, Tyrol intends to add a haunted tour ("Terror at Tyrol") on an annual basis every Friday and Saturday night during the month of October, plus Halloween night. Tyrol's current principal owner and General Manager, Nathan McGree, has six (6) years of experience working and managing a large-scale haunted agricultural attraction in the Madison metropolitan area, and brings very specific experiential knowledge about how to run a safe and organized event of this nature.

Days/Dates of Operation: Every Friday & Saturday in October, plus Halloween night, plus perhaps November 1 and 2 if they fall on the Friday or Saturday after Halloween and attendance has been strong.

Hours of Operation: Ticket Sales: 7 PM-11 PM
Guests on the Property: 6:30 PM to 12 AM

Number of Employees: 70-75 employees: 5 parking attendants, 2 ticket sales, 4 concessions, 50-55 actors, 3 makeup artists, 2 managers

Anticipated Guests: 400-1000 guests per night in initial years,
500-1200 per night after several years

Please see Maps 4-5 for Site Maps indicating traffic flow, parking, and a visual representation of the haunted tour path. Guests will flow through the tour as follows:

After parking, the guests will follow a defined path to the ticketing and waiting tent, where they will form a line. Actors will be performing inside the tent to entertain or scare the guests while they wait. No alcohol will be served in the ticket/waiting tent. Guests enter the tour at the top of the hill after riding the C chairlift from the waiting tent. Guests then hike a haunted forest trail from C Lift Terminal down a hill towards the NW field of the Property, toward Temporary Haunted House Structure B. Actors are located throughout the trail to scare guests and to maintain order and safety. After touring through Haunted House Structure B, guests then walk in an easterly direction through a field and a graveyard scene before reaching the final temporary Haunted House Structure C. Structure C will be located near the Tubing Chalet, where guests can use the restrooms before heading back to their vehicles in the nearby parking lot.

Measures to Mitigate Impact on Neighbors

Path location: The haunted tour's specific path of travel and temporary structures were strategically located to be as far as possible from neighboring houses while still remaining on terrain and slopes that are passable and safe for guests. All paths will be marked by physical barriers, such as ropes or barricades, to keep guests on the guided tour path.

Crowd control: The passage of guests through the tour will be automatically paced and spaced by the speed of the chairlift at the beginning of the tour. Guests will travel in 6-person groups through the tour and will stay spaced apart. Actors are trained to move guests along the path to avoid separate groups of guests bunching together. Actors also have walkie-talkies to signal if guests stray from the path or become unruly.

Lighting: Lighting on the parking lots and permanent buildings will remain the same as Tyrol's normal operations. However, a haunted attraction operates best in a darker atmosphere. All outdoor lighting on the haunted tour path itself will be low-level ambient lighting, likely using LED lanterns hung on the rope marking the tour path. Lighting will be positioned in a way not to impact neighboring households.

Sound: The haunted tour is designed to be more of a visual and psychological experience, not based on loud startling noises. Amplified sound will be limited to two zones: 1) sound at the ticket and waiting area at the base of the Property will remain below 75db, and 2) sound in the haunted forest at the top of the hill be limited to a special effect thunder, produced by lower Hz speakers intended to produce the feel of thunder more than the audible sound. Most of the "scares" will be designed to take place in areas where predictable guest screams would have minimal impact on neighboring households.

Sanitary Facilities and Waste Removal

Portable restrooms will be located near the ticket and waiting area at the beginning of the haunted tour, and indoor restrooms will be available in the Tubing Chalet at the end of the tour. Indoor restrooms are also available at the ski and snowboard Chalet area.

Portable restrooms will be emptied weekly by the service provider. Indoor restrooms have an in-ground septic system. Trash receptacles will be located throughout the haunted tour and will be emptied daily. Tyrol's trash removal service provider, Pellitteri, will remove trash from Tyrol on a weekly basis.

Traffic and Parking

Tyrol expects an increase in traffic prior to and during the haunted tour's hours of operation. However, as noted above, Tyrol expects the same or fewer guests per night for the haunted tour attraction than it typically hosts on a busy weekend ski day, and it expects far fewer guests than during its highest-attendance ski race event. Tyrol has ample parking for the number of anticipated haunted tour guest vehicles in its upper two parking lots. If the visitor numbers are expected to be high, Tyrol will utilize traffic and parking attendants, and can fill any of the three additional lower parking lots.

In addition, Tyrol is considering offering a shuttle bus from Mount Horeb to transport haunted house guests to the Property. This shuttle bus would further reduce traffic, and it would offer an option for guests who intend to consume alcoholic beverages before or after the haunted tour event.

Finally, Tyrol is taking action to add a second driveway connecting its parking lots to Bohn Road. During light attendance days, guests could traverse either two-way driveway to access the upper or lower parking lots. On days with heavy attendance, Tyrol may utilize traffic and parking attendants to create a one-way flow of traffic *as indicated on Map 5* in the Bohn Road entrance at the southern ski hill base area, through the lower parking lots, toward the upper parking lots, and out the new driveway, to a separate exit on Bohn Road.

Dane County will perform a traffic study during first season of haunted tour operation to learn actual traffic numbers.

Signage

Tyrol maintains directional signage on all Town of Vermont roadways directing guest vehicles to the Property. One-way traffic signage may be placed within the Property as needed to direct guests to the proper parking areas for the haunted tour and other high-attendance events. Temporary signage will direct guests from the parking lots through a marked path to the ticketing and waiting area and restroom facilities. No trespassing signage and physical barriers will be posted at all adjoining property borders and driveways.

THE FOLLOWING MAPS OF THE PROPERTY ARE ATTACHED:

*Maps will be amended as necessary to fulfill Dane County and Town of Vermont requirements.

- Map 1- indicating the current and proposed zoning of the Property and neighboring properties.
- Map 2- indicating the current CUPs applicable to the Property. Following approval of this application, the CUP allowing outdoor assembly and outdoor entertainment would cover the entire Property.
- Map 3- A survey map of the entire Property showing existing buildings, chairlifts, parking lots, and future Tubing Chalet and driveway (approximated).
- Map 4- indicating the locations of structures and flow of guests on the proposed haunted tour.
- Map 5- indicating details of the traffic flow and parking accommodations during high-attendance events.

THE SIX STANDARDS OF OBTAINING A CONDITIONAL USE PERMIT:

Conditional uses requested: Outdoor Assembly Events, Outdoor Entertainment.

1. **Grant of the conditional uses will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

A conditional use permit for outdoor entertainment and outdoor assemblies would permit Tyrol to host the same types of events that it is currently permitted to host (on a limited basis) pursuant to the Deed of Covenants and Restrictions. Tyrol has held parties and

special events including weddings, "Brewfest" beer sales, and large ski race events for the last years with minimal problem or complaint from neighbors.

For the Terror at Tyrol haunted tour and any other large event when heavy guest vehicle traffic is expected, Tyrol will post additional temporary signage on Town of Vermont roads to direct traffic and will post traffic and parking attendants to slow and direct cars into its parking lots. Tyrol is also considering offering a shuttle bus from Mount Horeb to the Property to reduce traffic and offer a safe alternative to those guests who intend to consume alcoholic beverages before or after the Haunted Tour. No additional infrastructure will be necessary

The Terror at Tyrol event will use far fewer outdoor lights than typical ski operations and amplified sound will be limited as described above. Sound and lights for other outdoor entertainment and outdoor assembly uses will be governed by the Deed of Covenants and Restrictions.

2. **Expansion of the conditional uses will not substantially impair or diminish neighboring property.** According to the Mt. Horeb historical Society, the Property was established as a ski hill in the late 1950s. The proposed uses do not substantially alter the manner in which the business has operated in this location for decades, so the new uses will not foreseeably reduce neighboring property values. The Deed of Covenants and Restrictions applicable to the Property contains very specific restrictions on the use of lights and sound, which Tyrol will continue to follow to minimize nuisance to neighboring properties. Tyrol will post "No Trespassing" signs and construct physical barriers where neighboring property abuts Tyrol's Property. Events will be held during reasonable hours, with guests on the Property no later than 12 AM. Allowing the CUP will allow Tyrol to generate greater tax income for the Town of Vermont, which could foreseeably increase services to Town neighbors. According to two recent appraisals on property immediately adjacent to Tyrol's Property and list prices for properties being sold in the immediate neighborhood, the value of land next to Tyrol is appreciating at market rates.
3. **Expansion of the conditional uses will not impede the orderly development of the neighborhood.** The Property is located in an established residential and agricultural neighborhood that, according to the goals of the Town of Vermont Comprehensive Plan, will not experience significant future development.
4. **There are adequate utilities and roads, and all site improvements will have adequate drainage to expand the conditional uses.** Although the Terror at Tyrol event may bring increased visitors during the evening and night hours, the number of users is not expected to be greater than the typical number of users during a typical weekend day. Tyrol expects far fewer guests for Terror at Tyrol than it current hosts for the annual WIJARA ski race, and the utilities, roads and Tyrol improvements are adequate to handle the WIJARA race event.
5. **Adequate measures have been taken and will be taken in the future to provide ingress and egress and minimize congestion on public streets.** There is a single existing two-way driveway entrance to the Property which connects several existing

parking lots via two-way roads. These improvements currently provide for adequate parking and reasonable traffic flow on most days without any parking attendants. Tyrol is taking action to construct a second two-way drive that will connect to the upper parking lots. On days anticipated to have extraordinary traffic or parking needs, including Terror at Tyrol and the opening of the tubing hill, Tyrol will hire parking attendants. The attendants can direct traffic on Bohn Road to facilitate the orderly entry into and exit from the Property when necessary, or attendants can direct all vehicles one-way into the Tyrol Property, through the parking lots, and out the new exit back to Bohn Road to facilitate safety. "No Parking" signs exist on Bohn road near the entrance to the Property. Tyrol will request that the Town of Vermont place yellow road striping on Bohn Road to increase traffic safety and will conduct a traffic study during the first Terror at Tyrol event.

6. **The conditional use will conform to applicable regulations of the Town of Vermont.** Tyrol currently follows all Town, County and State regulations, ordinances and statutes regarding its facilities and parking lot. Tyrol maintains an active liquor license, and it follows the required inspection and maintenance schedule for all of its chair lifts. Tyrol will follow required fire inspection codes for haunted tour operations and will have all required emergency exits.

Exhibit A- Legal Description of Property

Parcel A

The North 1/2 of the Northeast 1/4 of Section 33, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, EXCEPT the following: that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin more fully described as follows:

Commencing at the North 1/4 corner of said Section 33; thence East along the section line 997.85 feet to the point of beginning; thence South 120.0 feet; thence East 181.50 feet; thence North 120.0 feet; thence West 181.50 feet to the point of beginning of this exception. FURTHER EXCEPTING that part of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 7 North, Range 6 East, in the Town of Vermont Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence North along the West line of said

Northwest 1/4 of the Northeast 1/4, 283 feet; thence East parallel with the South line of said Northwest 1/4 of the

Northeast 1/4, 437.7 feet; thence South 18° East, 297.5 feet to

the South line of said Northwest 1/4 of the Northeast 1/4; thence West 529.6 feet to the point of beginning of this exception.

Parcel Nos.:

060-0706-331-8000-8

060-0706-331-8501-2

Parcel B:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of the South 1/2 of the Northeast 1/4; thence East 1,421.0 feet along the North line of said South 1/2 of the Northeast 1/4 to the point of beginning; thence continue East 300.0 feet along said North line; thence South 23° West, 60.00 feet; thence South 54° West, 155 feet; thence West 150 feet; thence North 150 feet to the point of beginning.

Parcel No.: 060-0706-331-9590-3

Parcel C:

Part of the South 1/2 of the Southeast 1/4 of Section 28, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more fully described as follows:

Beginning at the South 1/4 corner of the said Section 28; thence due East along the section line 100.00 feet; thence North 0° 34' 24" West, 330.00 feet to the Northerly line of the South 10 acres of the Southwest 1/4 of the Southeast 1/4; thence due East along said Northerly line 1,320.18 feet; thence South 0° 10' 04" East along a line which is 100 feet East of the Easterly line of the said Southwest 1/4 of the Southeast 1/4, 330.00 feet to the South line of Section 28; thence East 626.43 feet; thence North 3° 55' West, 583.07 feet; thence North 62° 03' 52" West, 328.65 feet; thence North 02° 50' 00" West, 290.40 feet to the Northwest corner of Certified Survey Map 9063, recorded as #3029472; thence North 89° 46' 23" West, 384.91 feet to the Southwest corner of Certified Survey Map

8787, recorded as #2922104; thence North 0° 10' 04" West, 300.00 feet to the Northeast corner of the said Southwest 1/4 of the Southeast 1/4, which is also the Northwest corner of said Certified Survey Map 8787; thence North 89° 46' 23" West, 1,327.30 feet to the Northwest corner thereof; thence South 0° 34' 24" East, 1,332.57 feet to the point of beginning. EXCEPT any part lying within Lot 1 of Certified Survey Map 8787.
Parcel No.: 060-0706-284-9011-1

Parcel D:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more fully described as follows: Commencing at

the

Southeast corner of the said Section 28; thence due West along the section line 203.50 feet to the

centerline of Bohn Road and the point of beginning; thence North 10° 14' West along the centerline of

Bohn Road 49.87 feet; thence South 79° 46' West, 33.00 feet; thence South 26° 20' West, 26.35 feet; thence South 81° 28' West, 129.10 feet to the section line; thence due East 180.92 feet along the section line to the point of beginning.

Parcel No.: 060-0706-284-9840-8

Parcel E:

Part of the South 1/2 of the Northeast 1/4 of Section 33, Township 7 North, Range 6 East, in the Town of Vermont, Dane County, Wisconsin, more fully described as follows:

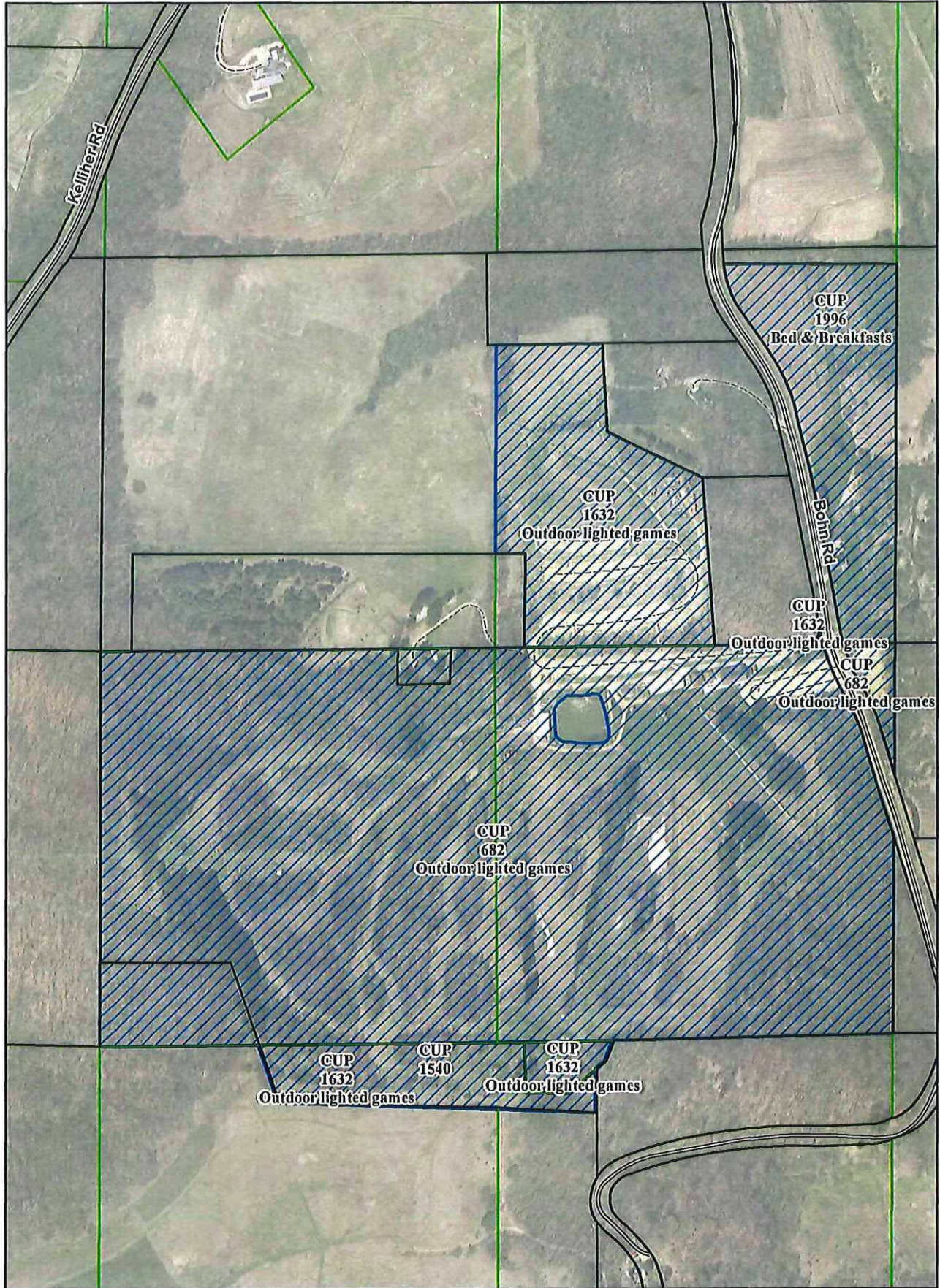
Commencing at the Northwest corner of the said South 1/2 of the Northeast

1/4; thence East 529.6 feet along the North line of said South 1/2 of the Northeast 1/4 to the point of beginning; thence continue East 891.4 feet to a parcel previously deeded; thence South 150 feet; thence East 150 feet; thence North 54° East, 100 feet, more or less, to the Westerly line of the East 3/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 3.3; thence South 104 feet, more or less to a point which is 195 feet South of the North line of the said South 1/2 of the Northeast 1/4; thence West 1,058 feet, more or less, along a line which is 195 feet South of the said North line to a point in a line which bears South 18° East from the point of beginning; thence North 18° West, 205 feet, more or less, to the point of beginning.

Parcel No.: 060-0706-331-9010-4

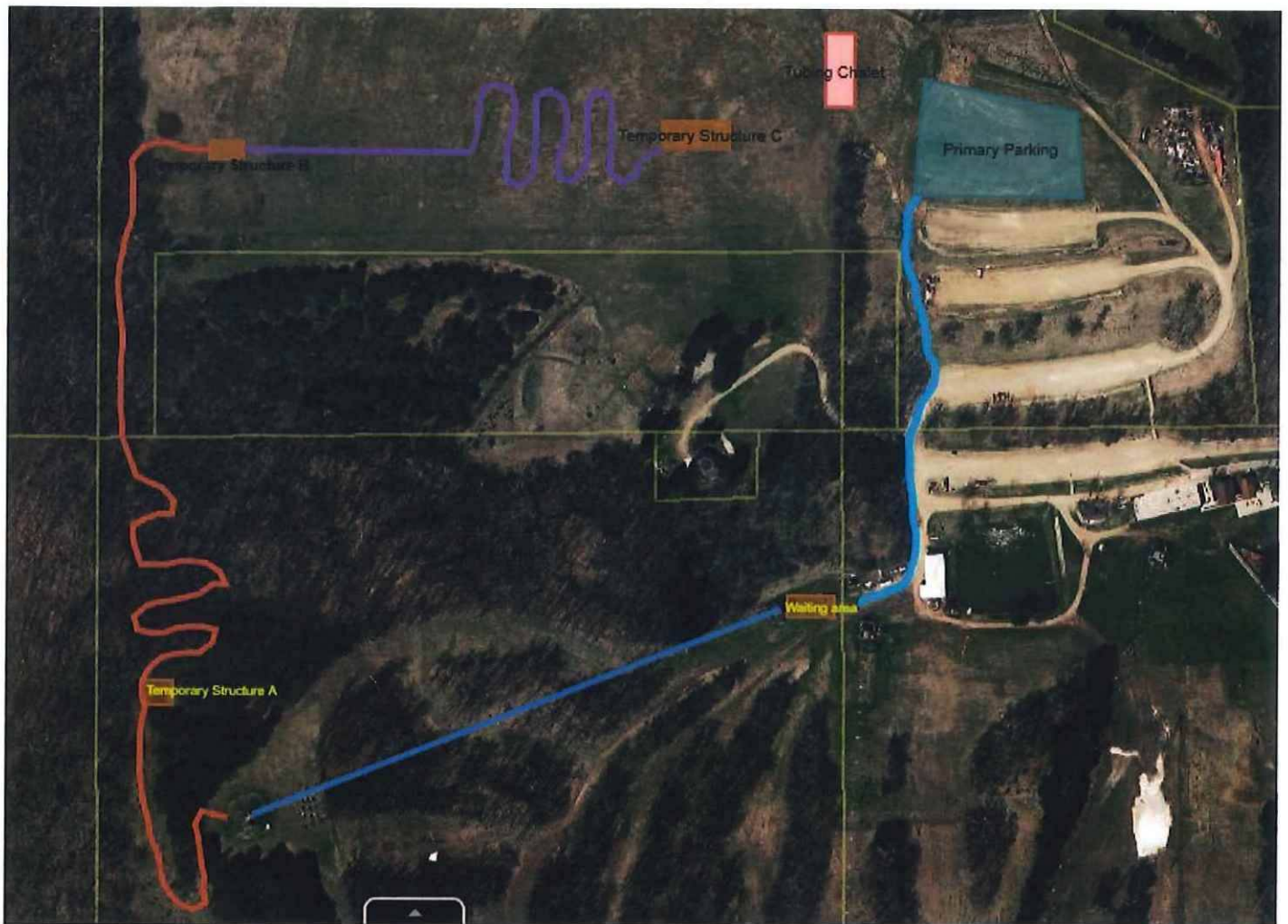
MAP 2

*Will be replaced with corrected map after CUP 1632 boundary is updated









MAP 4

SITE PLAN: HAUNTED TOUR ATTRACTION



KEY and flow of haunted tour guests:





-  (light blue line) = Marked path from parking to tour ticketing and waiting area.
-  (dark blue line) = Ride up existing chairlift C to top of hill.
-  (red line) = Marked path through haunted forest.
-  (purple line) = Marked path through field cemetery scene.
-  (brown rectangles) = Temporary haunted tour structures which vary in size and theme. Each structure is equipped with 2 emergency exits and staffed with actors trained in emergency exit procedure. Temporary restrooms at waiting area structure.
-  (pink rectangle) = Tubing Chalet. Contains restrooms and serves snacks and drinks

*This site plan is subject to change in future years to improve safety or flow of haunted tour.

MAP 5

SITE PLAN: HAUNTED TOUR AND LARGE EVENT TRAFFIC FLOW AND PARKING



- KEY:**
-  (light blue line) = Existing driveway- 20' width minimum
 -  (dark blue line) = Future driveway- 20' width minimum
 -  (black circle) = Parking attendants
 -  (arrow) = Direction of one-way traffic flow

 **Bohn Road**

RECEIPT

MADISON
MADISON
210 MARTIN LUTHER KING, JR. BLVD
CITY TREASURER OFFICE

Application: DCPCUP-2019-02473
Application Type: DaneCounty/Zoning/Conditional Use/NA
Address:

Receipt No.	909598					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	22758	\$495.00	05/17/2019	SSA1		

Owner Info.: TYROL PROPERTIES LLC
3487 BOHN RD
MOUNT HOREB, WI 53572

Work Description:

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MOUNT HOREB, WI 53572

DONALD H MCKAY
3506 BOHN RD
MOUNT HOREB, WI 53572

SCOTT D MCKAY
3506 BOHN RD
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BEAU GRANT WILLIAMS
3146 TIMBER LN
VERONA, WI 53593

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COTTAGE GROVE, WI 53527

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JOSEPH F WHOLEAN
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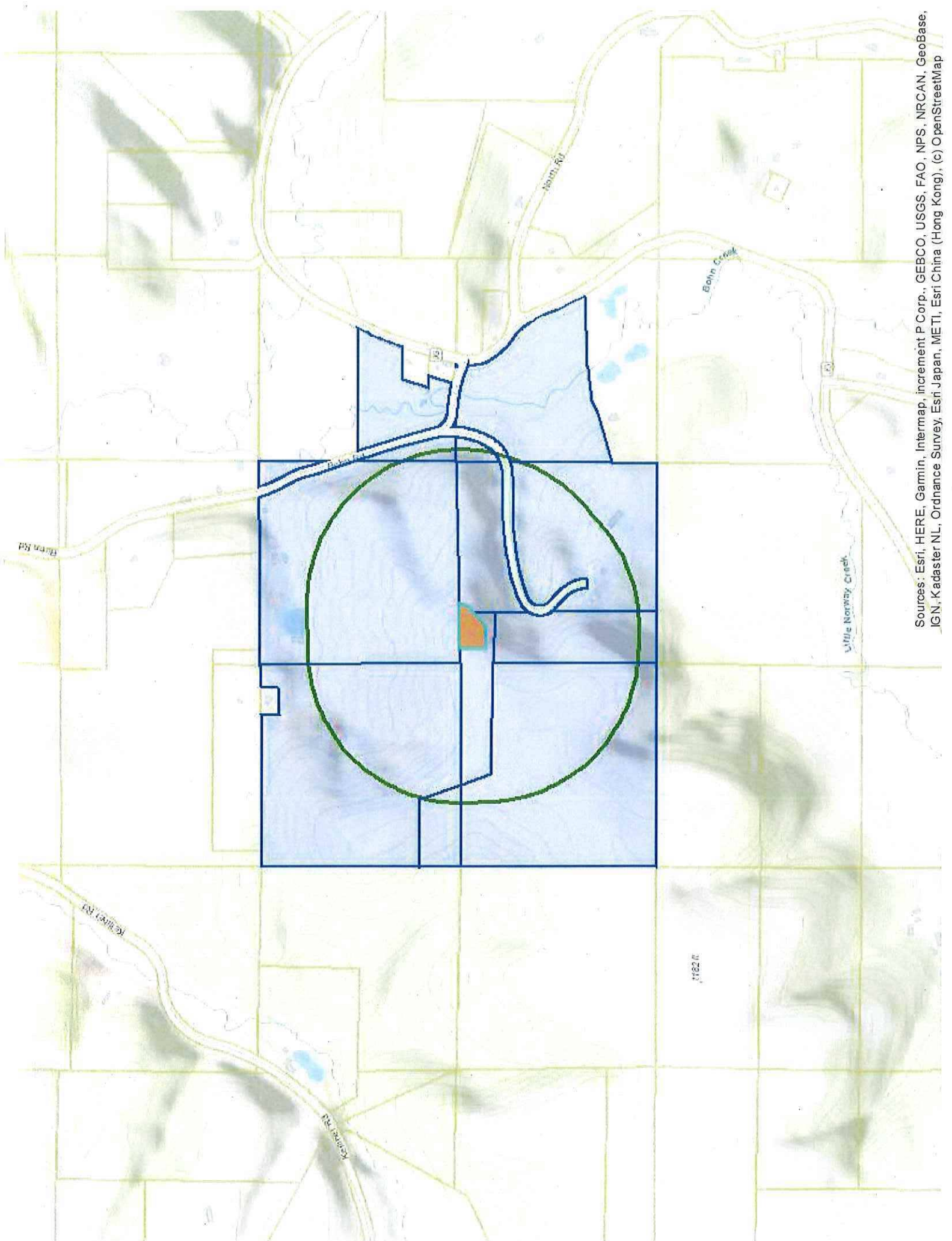
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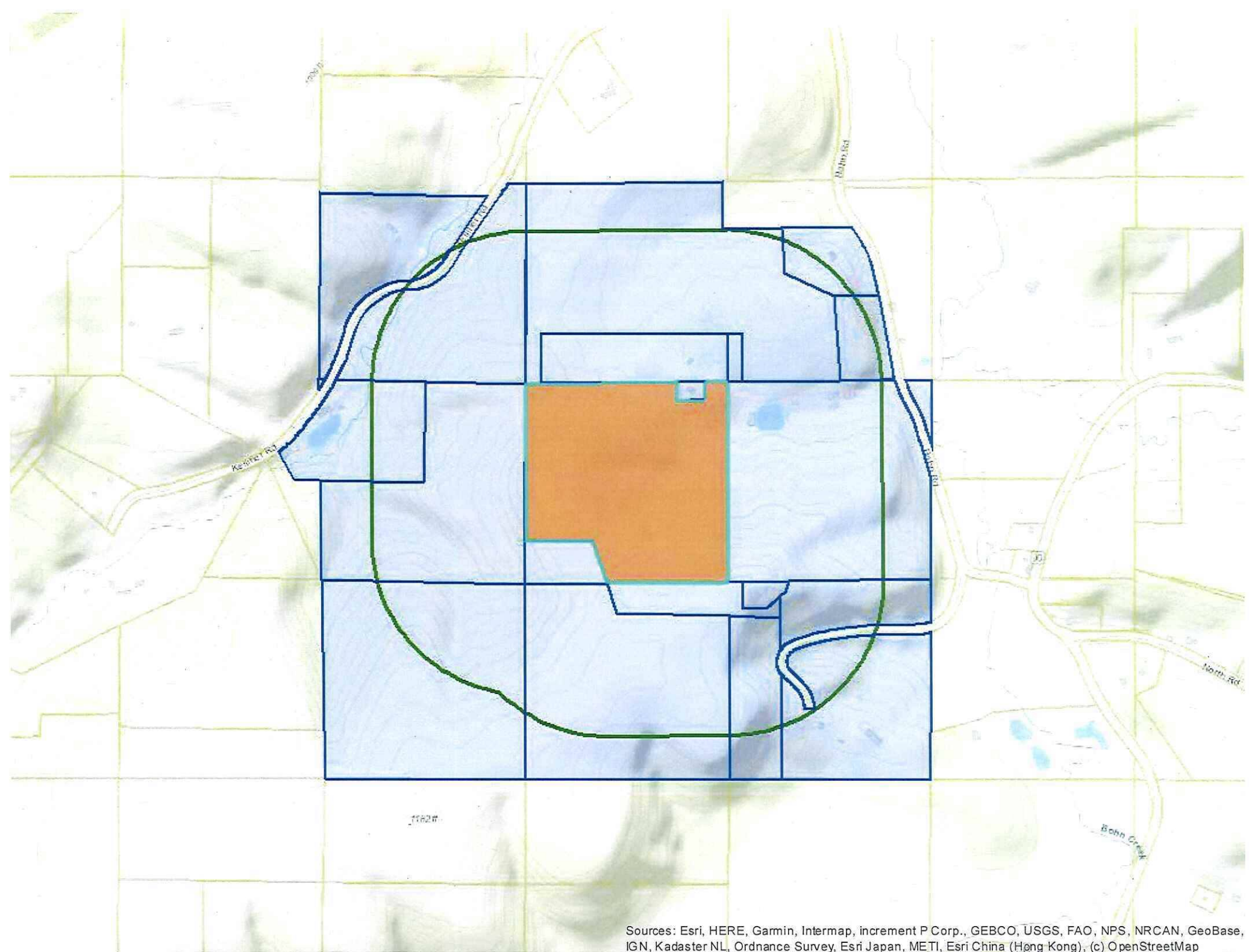
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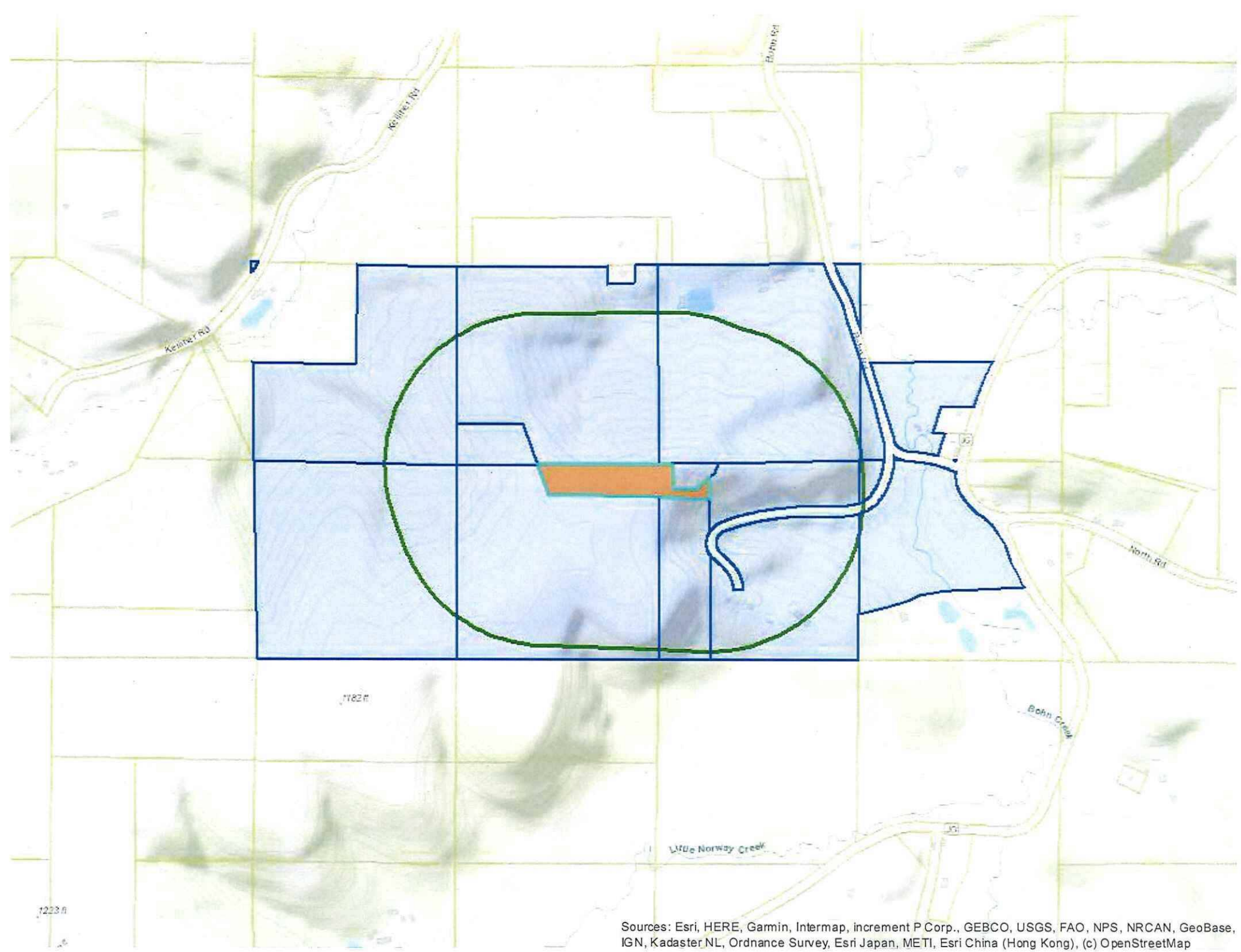
SCOTT D MCKAY
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



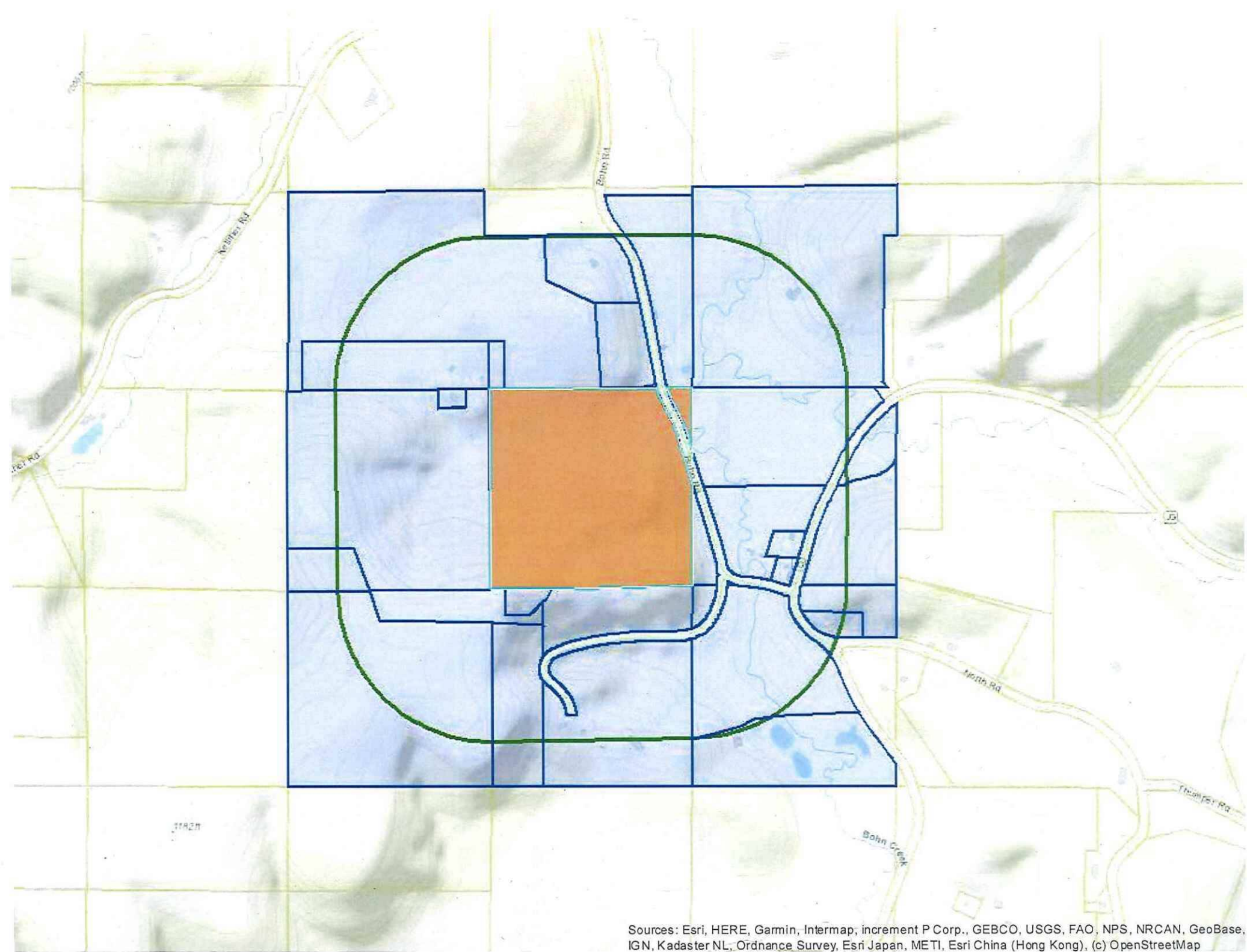
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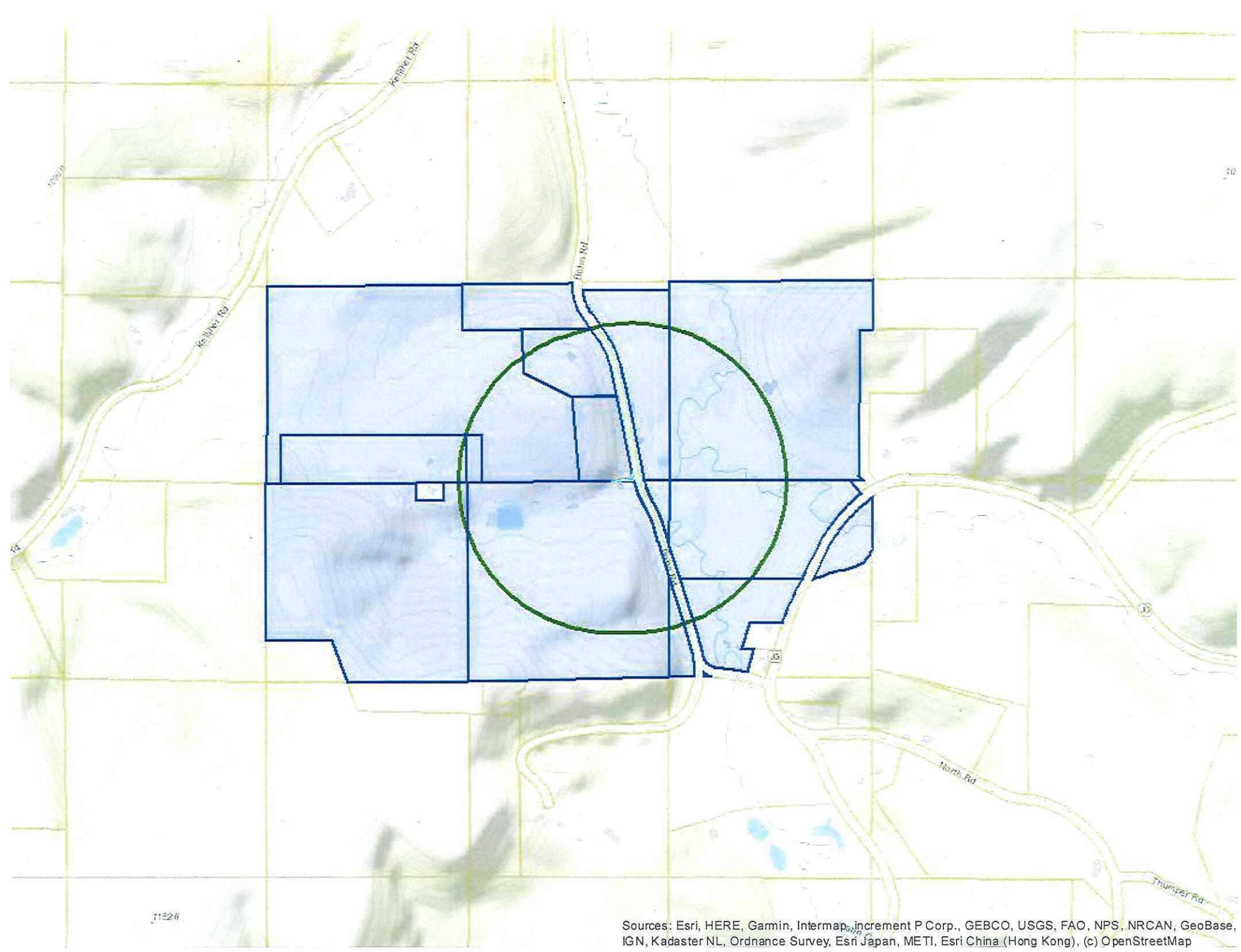
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1223 ft

1182 ft

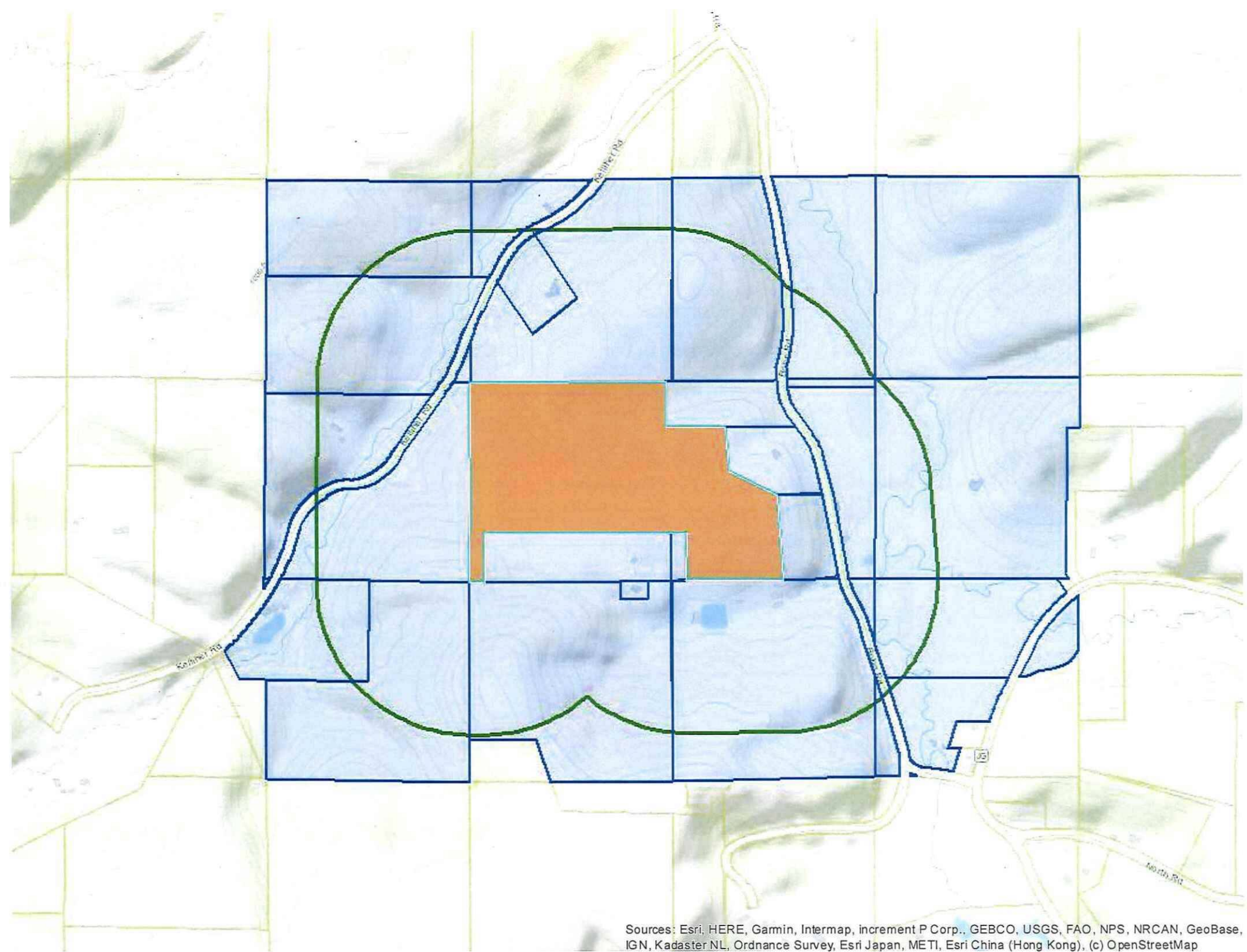


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