


Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
08/26/2016	DCPREZ-2016-11053
Public Hearing Date	C.U.P. Number
11/22/2016	DCPCUP-2016-02361

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MARY C GESTELAND	PHONE (with Area Code) (608) 345-1686	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4696 SCHNEIDER DR		ADDRESS (Number & Street)	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS MARYGESTELAND@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	
4696 SCHNEIDER DRIVE					
TOWNSHIP DUNN	SECTION 19	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-193-9350-4					

REASON FOR REZONE			CUP DESCRIPTION	
REZONE AND CUP FOR BED AND BREAKFAST.			BED AND BREAKFAST	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	5	10.09(2)(f)	5
C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS PMK2	SIGNATURE:(Owner or Agent)  PRINT NAME: Mary C Gesteland

COMMENTS: REZONE AND CUP FOR BED AND BREAKFAST.

DATE: 26/08/2016

DCPREZ-2016-11053

DCPCUP-2016-02361



DESCRIPTION: The applicant would like to open up a Bed and Breakfast establishment. The facility would have two to three bedrooms available. In order to do so, the zoning needs to be changed to a residential classification and a conditional use permit will be needed for a bed and breakfast establishment.

HISTORY: The property appears to be a legally recorded 5-acre property at time of adoption of the land use plan. A-1 Exclusive Agriculture Zoning was assigned to the property in 1978.

SURROUNDINGS: The property has agricultural fields to the north and east, a legal non-conforming horse boarding facility to the south, and residences to the west.

SOILS: 95% of the property consists of Class II soils: ScB

ENVIRONMENTAL: No sensitive environmental features observed.

TOWN PLAN: The property is designated in the Agricultural Preservation Area. The plan policy #3 states, "3. Support bed and breakfasts and other agri-tourism businesses in this land use area, provided they do not negatively impact existing land uses or neighboring residents.

STAFF: The proposed zoning appears to similar to the surrounding lands. The proposed land use does not seem to be out of character with the neighborhood.

TOWN:

Proposed Conditional Use Permit #2361

In order for an applicant to obtain a Conditional Use Permit, the Town and the County must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
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. 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. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The establishment shall comply with Wisc. Statutes 97.603.
2. The structure shall comply with current building codes regarding bed and breakfast establishments.



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:

- 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 Richard + Mary Gesteland Agent's Name Same
 Address 4696 Schneider Drive Address _____
 Phone 608 345 1686 Phone _____
 or Email Mary.gesteland@gmail.com Email _____
RR Gesteland@gmail.com Email _____

Town: Dunn Parcel numbers affected: 0610-193-9350-4

Section: 01 Property address or location: 4696 Schneider Drive Oregon WI 53577

Zoning District change: (To / From / # of acres) 5 ACRES to 5 ACRES
From A-1 Exclusive Agriculture Zone - RH-2

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

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:

Our property is not used for agricultural purposes ~~now~~ we have 5 acres ~~and~~ our lot ~~has~~ two outbuildings.
We have four bedrooms and would like to use 2-3 for a Bed and Breakfast. for that we would like to request a conditional use permit.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Mary Gesteland Date: 2/08/2016



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
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210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

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

Items required to be submitted with application:

- 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 Richard + Mary Gesteland Agent _____
 Address 4696 Schneider Drive Address _____
 Phone 608 345 1686 Phone _____
 Email marygesteland@gmail.com Email _____
RRgesteland@gmail.com Email _____

Parcel numbers affected: 0610-193-9530-4 Town: Dunn Section: _____
 Property Address: 4696 Schneider Drive
OREGON WI 53575

Existing/ Proposed Zoning District: A-1 Exclusive Agriculture -> BH-2

- o Type of Activity proposed: Bed & Breakfast
Separate checklist for mineral extraction uses must be completed.
- o Hours of Operation 24/7
- o Number of employees 2
- o Anticipated customers There are only 2 bedrooms w/ bath.
- o Outside storage 0 No need.
- o Outdoor activities 0
- o Outdoor lighting FRONT Fully lighted
- o Outside loudspeakers 0
- o Proposed signs NO
- o Trash removal weekly
- 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: Mary Gesteland Date: 25/08/2016

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.

No.

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.

No

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.

No

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.

Yes

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

Yes

1" = 100'

55025C0605C
eff. 1/2/2009

4710

4696

Schneider Dr

4685

KdC2

KdC2

MdC2

MdC2

DnB

DnB

55025C0605G
eff. 1/2/2009

ScB

ScB

Zone X

4710

TrB TrB



4696

Schneider Dr

DnB

4685

Parcel Number - 028/0610-193-9350-4**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF DUNN	
State Municipality Code	028	
Township & Range	Section	Quarter/Quarter & Quarter
T06NR10E	19	SW of the SW
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 19-6-10 PRT SW1/4SW1/4 COM 1307 FT W OF S1/4 COR TH W 334 FT N2DEG7'E 652.1 FT E 334 FT S2DEG7'W 652.1 FT TO POB This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	RICHARD R GESTELAND	
Current Co-Owner	MARY C GESTELAND	
Primary Address	4696 SCHNEIDER DR	
Billing Address	4696 SCHNEIDER DR OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2016	
Valuation Classification	G1	
Assessment Acres	5.000	
Land Value	\$124,000.00	
Improved Value	\$205,900.00	
Total Value	\$329,900.00	

Show Valuation Breakout

Open Book

Open Book dates have passed for the year

Starts: ~~05/05/2016 - 03:00 PM~~

Ends: ~~05/05/2016 - 06:00 PM~~

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~05/26/2016 - 05:00 PM~~

Ends: ~~05/26/2016 - 07:00 PM~~

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
A-1(EX)

[Zoning District Fact Sheets](#)

Parcel Maps



[DCiMap](#)

[Google Map](#)

[Bing Map](#)

Tax Summary (2015) More +

[E-Statement](#)

[E-Bill](#)

[E-Receipt](#)

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$124,000.00	\$205,900.00	\$329,900.00
Taxes:		\$6,104.78
Lottery Credit(-):		\$127.15
First Dollar Credit(-):		\$78.71
Specials(+):		\$156.67
Amount:		\$6,055.59

District Information

Type	State Code	Description
REGULAR SCHOOL	4144	OREGON SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	1401	FIRE-OREGON
OTHER DISTRICT	1401	EMS-OREGON

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
TOD	07/08/2016	5249009		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

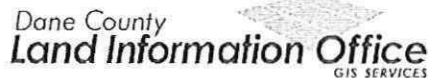
By Parcel Number: 0610-193-9350-4

By Owner Name: RICHARD R GESTELAND

By Owner Name: MARY C GESTELAND

Document Types and their Abbreviations

Document Types and their Definitions



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210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



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Document Number

3326650

05-30-2001 1:11 PM

Trans. Fee 684.00

Rec. Fee 10.00
Pages 1

002311

James C. Herrick, Jr.

as Trustee of

Herrick Family Revocable Living Trust

for a valuable consideration conveys without warranty to
Richard R. Gesteland and Mary C. Gesteland,
husband and wife, as survivorship marital property

Grantee,
the following described real estate in Dane County,
State of Wisconsin:

Recording Area

Name and Return Address
Attorney Daniel T. Hardy
Axley Brynelson, LLP
Post Office Box 1767
Madison, WI 53701

028-0610-193-9350-4

Parcel Identification Number (PIN)

A part of the Southwest 1/4 of Section 19, Township 6 North, Range 10 East, in the Township of Dunn, Dane County, Wisconsin, more fully described as follows: Beginning at a point on the South line of Section 19, 1307 feet West of the South quarter corner; thence West 334.0 feet; thence North 2 deg 07' East 652.1 feet; thence East 334 feet; thence South 2 deg 07' West 652.1 feet to the point of beginning.

Dated this 25th day of May, 2001.

James C. Herrick, Jr. (SEAL)
* James C. Herrick, Jr.
Trustee

____ (SEAL)
* _____
Trustee

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
James C. Herrick, Jr.

State of Wisconsin, }
County. } ss.

authenticated this 25th day of May, 2001

Personally came before me this _____ day of _____, the above named

Daniel T. Hardy
* Daniel T. Hardy
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

_____ to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Daniel T. Hardy
Madison, WI 53701

* _____
Notary Public, State of Wisconsin
My commission is permanent. (If not, state expiration date: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

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