

JUNE 23RD



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: \$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	<u>ZARN PROPERTIES, LLC</u>	Agent	<u>SEE ATTACHED</u>
Address	<u>SEE ATTACHED</u>	Address	_____
Phone	_____	Phone	_____
Email	_____	Email	_____

Parcel numbers affected: _____ Town: _____ Section: _____

Property Address: _____

Existing/ Proposed Zoning District : _____

o Type of Activity proposed: SEE ATTACHED **DAYCARE**

- 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: *Devin Kuehl* Date: 5/6/2015

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.

SEE ATTACHED

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.

ATTACHMENT TO DANE COUNTY CONDITIONAL USE APPLICATION

Applicant: ZARN Properties, LLC

Owner: At the time of this application, legal title of the real estate in question is held by Windsor Ridge Lane, LLC. A closing on the sale of the real estate is scheduled for May 29, 2015, at which time title in the real estate shall be transferred to ZARN Properties, LLC (**Address:** 5224 Farwell Street, McFarland, Wisconsin 53558). 

Legal Description:

Lots 1 and 2, Windsor Ridge, Town of Windsor, Dane County, Wisconsin.

Address, Agent & Phone:

OWNER until May 29, 2015

Windsor Ridge Lane, LLC: 6722 Windsor Ridge Lane, Windsor, WI 53598

Denise Thompson

Phone: (608) 846-0890

Windsorwishingwell@yahoo.com

APPLICANT

ZARN Properties, LLC: 5224 Farwell Street, McFarland, WI 53558

Denise Kuehl & Matthew Kuehl, Members

(608) 838-5105

gingerbreadpreschool@gmail.com

ATTORNEY for Applicant ZARN Properties, LLC

Joshua J. Kindkeppel of Eustice, Laffey, Sebranek & Auby, S.C.

100 Wilburn Road, Suite 202

P.O. Box 590

Sun Prairie, WI 53590-0590

Phone: (608) 255-8000

j.kindkeppel@els-law.com

Parcel numbers affected: 0910-293-0502-0  and 0910-293-0514-0 

Town: Windsor

Township & Range: T09NR10E

Section: 29

Property Address: 6722 Windsor Ridge Lane, Windsor, WI 53598

Existing/Proposed Zoning District: R-1 Residential District

Type of Activity proposed: Childcare/Daycare/Preschool Center

Hours of Operation: 6:30 a.m. to 6:00 p.m.

Number of Employees: Twelve (12)

Anticipated customers: Parents and guardians of minor children

Outside Storage: None planned at this time

Outdoor Activities: Playground

Outdoor Lighting: Lighting at building entrances/exits

Outside Loudspeakers: None planned at this time

Proposed Signs: On building and off building in accordance with applicable sign ordinances

Trash Removal: Dumpster on premises and trash to be removed weekly

Six Standards of Conditional Use Permit

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.

I believe this to be true. The future use of the property as a daycare center is consistent with the past and present use of this property as a daycare center. The property has been used as such since approximately 2004. The purpose of the proposed use is to provide a safe place for children to be while their parents are at work. Such an endeavor furthers the safety, comfort, and general welfare of the community's children.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

I believe this to be true. The "Declaration of Protective Covenants for Lots 1 Through 25, Inclusive Windsor Ridge" which was recorded with the Dane County Register of Deeds on March 25, 2003 as Document # 3676931 (the "Declaration") explicitly states in Section 4.1 "Lots One (1) and Two (2) may be used for a preschool, daycare business or other use that is compatible with the Development, as determined in the sole discretion of the Committee." See applicable pages from said Declaration on attached **Exhibit A**. The individuals purchasing properties in this development were put on notice that Lots 1 and 2 could be used as a daycare center. Since a daycare center has been operated on this property since 2004, it is very unlikely that the proposed use will impair or diminish the uses, values and enjoyment other properties are experiencing in the neighborhood.

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.

As set forth in the response to Paragraph No. 2 above, the proposed use of the property of a daycare center was contemplated in the Declaration, which suggests that the use was an activity that would not impede the normal and orderly development and improvement of the surrounding properties.

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

The benefit of the property being used as a daycare center since 2004 is that the property already has adequate utilities, access to roads, drainage and other necessary site improvements.

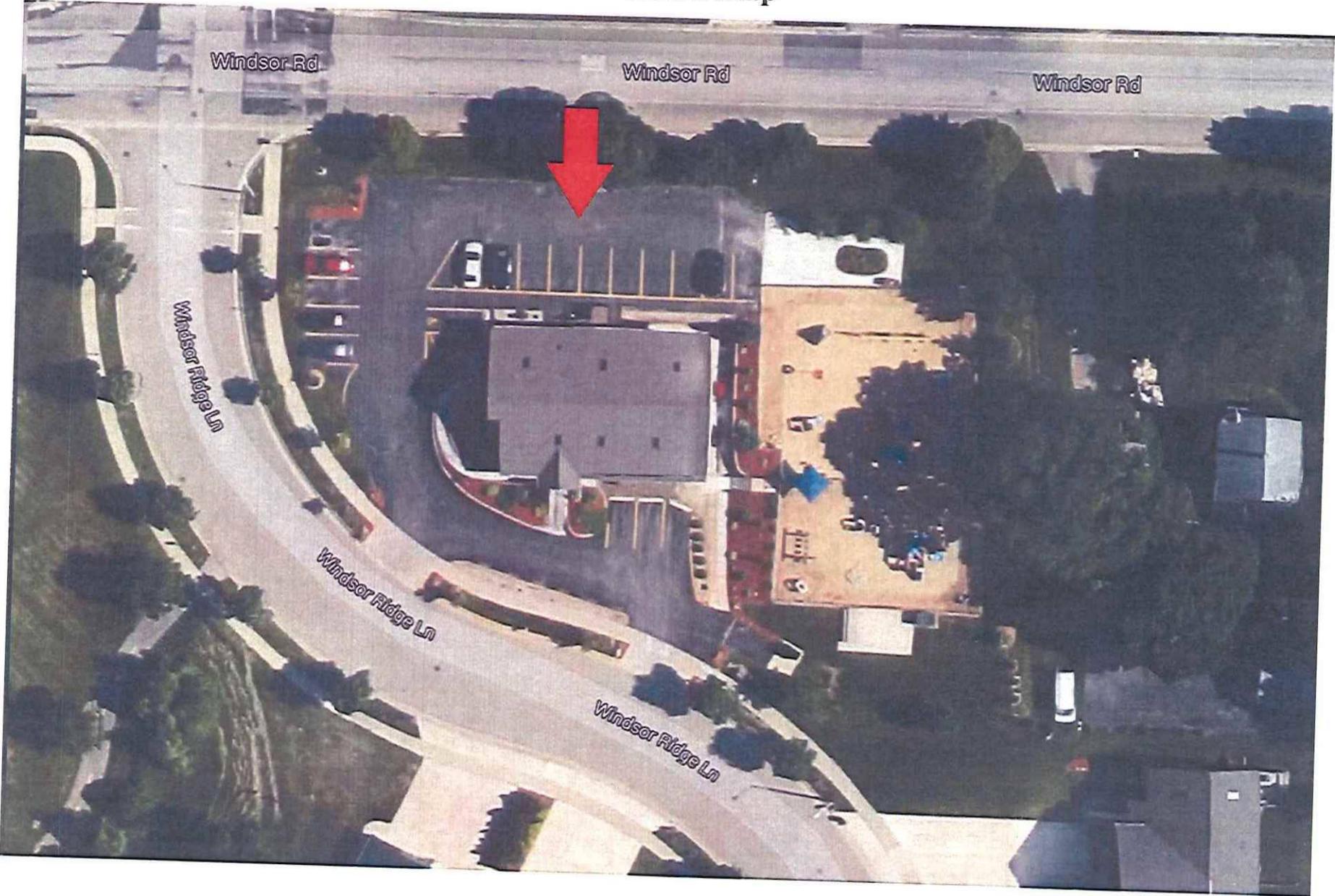
5. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Adequate measures have previously been taken to provide ingress and egress in an orderly fashion 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.

Yes, I believe that the use of this property as a daycare center shall conform to all applicable regulations of the district in which it is located.

Aerial Map





SOUTH ELEVATION



NORTH & WEST ELEVATIONS



ADA RAMP TO FIRST FLOOR



ADA RAMP TO LOWER LEVEL



PLAYGROUND



PLAYGROUND

Parcel Number -
068/0910-293-0514-0

Current

Summary Report

◀ Parcel
Parents

Parcel Summary		More +
Municipality Name	TOWN OF WINDSOR	
Parcel Description	WINDSOR RIDGE LOT 2	
Owner Name	WINDSOR RIDGE LANE LLC 	
Primary Address	No parcel address available.	
Billing Address	6722 WINDSOR RIDGE LN WINDSOR WI 53598	

Parcel Maps



DCiMap

Assessment Summary		More +
Assessment Year	2015	
Valuation Classification	G2	
Assessment Acres	0.367	
Land Value	\$21,200.00	
Improved Value	\$0.00	
Total Value	\$21,200.00	

Show Valuation Breakout

Zoning Information

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

Zoning

R-1

Zoning District Fact Sheets

Tax Summary (2014)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$21,200.00	\$0.00	\$21,200.00
Taxes:		\$428.33
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$428.33

District Information

Parcel Number -
068/0910-293-0502-0

Current

Summary Report

← Parcel
Parents

Parcel Summary More +

Municipality Name	TOWN OF WINDSOR
Parcel Description	WINDSOR RIDGE LOT 1
Owner Name	WINDSOR RIDGE LANE LLC 
Primary Address	6722 WINDSOR RIDGE LN
Billing Address	6722 WINDSOR RIDGE LN WINDSOR WI 53598

Assessment Summary More +

Assessment Year	2015
Valuation Classification	G2
Assessment Acres	0.524
Land Value	\$93,900.00
Improved Value	\$350,200.00
Total Value	\$444,100.00

Show Valuation Breakout

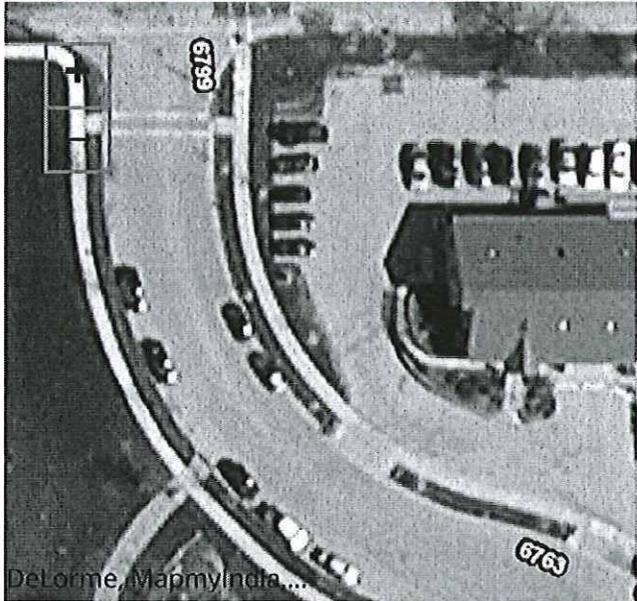
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Zoning	
R-1	

Zoning District Fact Sheets

Parcel Maps



DCiMap Google Map
Bing Map

Tax Summary (2014) More +

E-Statement		E-Bill	E-Receipt
Assessed Land Value	Assessed Improvement Value	Total Assessed Value	
\$93,900.00	\$350,200.00	\$444,100.00	
Taxes:		\$8,972.78	
Lottery Credit(-):		\$0.00	
First Dollar Credit(-):		\$72.68	
Specials(+):		\$0.00	
Amount:		\$8,900.10	

District Information