

Town of Pleasant Springs

CUP Application

Under the Oaks Trees LLC – 3136 Oak St
5-22-23

ADDENDUM 7-5-23

Per your request at the Town of Pleasant Springs Plan Commission/Board meeting, we are providing clarifications and information for your consideration:

- a) See attached draft deed restriction for your review and/or use.*
- b) To clarify, we are seeking approval to board up to three equine animals which will be used for equine therapy. This is addressed in section B below (highlighted green).*
- c) There was discussion about the request for the 3 tiny homes (detached accessory dwelling units) on the property. We believe these can be a useful and effective component in helping women rebuild and restore their lives. However, the tiny homes are not essential for the Zeteo program's success. Therefore, we are ok if the tiny homes cannot be approved.*
- d) There was discussion about connecting the two homes to become one large home. After further study we've concluded that one large house does not work with Zeteo's vision, programming, or staffing plan. If the homes were connected, they would need to function as a duplex. Therefore, we're requesting approval for two separate homes as shown on the plans.*

Section B: Intent or Purpose of the CUP:

Under the Oaks LLC is owned by Zeteo Community. We are seeking a conditional use permit to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

The intent of this conditional use permit is to allow Zeteo Community to provide long-term transitional housing and programming for women who have been sexually trafficked and/or exploited. The housing is not an emergency shelter but part of a restoration program to support women who are healing and rebuilding their lives and need long-term support. The program length is 1 to 1.5 years. To accomplish this, we propose to construct two homes, one Commons building, a garage for 3 three cars, a horse barn, and three future tiny homes.

Zeteo Community intentionally pursued a rural country setting for the quiet, remote, and healing qualities. The property will be beautifully built and maintained to provide a natural place for healing, growth, and restoration. The homes will be built with modern farmhouse style architecture. They will both be ranch-style homes with walk-out basements. The Commons building will have complimentary rural style architecture.

Each of the two homes will have 4 bedrooms (2 women per bedroom) and one live-in suite for full-time house parents (likely a married couple). Home A will accommodate up to 8 women and the house

parents. Home B will have accommodations for women, their children under age 8, and house parents. The maximum number of women plus children in Home B will not exceed 10. The maximum number of women and children in this program is 18. The maximum number of live-in house parents is 4.

The Commons building will be used programming and services provided for the women. This building will have spaces for therapy, education, life skill training, and community. Having a separate building for these activities encourages healthy real-life rhythms and improves the healing and restoration process. The building will include a breakroom area with a residential style kitchen. This will function as a breakroom for staff and volunteers and space for life-skills training for the women. This will not be a cafeteria or kitchen that prepares meals for all the people onsite. Meals will be prepared in the homes by the women.

There will be 3 accessory type buildings. A detached 3-car garage will hold two house-parent vehicles, one shared vehicle, and typical home and garden equipment. **The horse barn will have up to 2 horses and one donkey. The horses will be part of an equine therapy program.** A small 2 person prayer chapel is planned to be on site.

The site plan show locations for three tiny homes. We would like to have approval to locate three tiny homes (approximately 12'x30') on the site as shown, in the future. The homes would serve as a "stepping stone" as women transition from full community living, to tiny home living with support nearby, then moving offsite permanently.

The property will also have play areas, gardens, patios, camp-fire ring, walking paths, and a prairie grass meadow, and a wet storm water management pond. We will maintain as much forest area as possible, especially the forest and trees around the perimeter of the property.

Zeteo is a non-profit organization (that owns Under the Oaks LLC). Based upon conversations with Wisconsin Department of Health Services, this program will not be licensed by the state. Professional therapy services will be provided by independent professionals and outside organizations. The program is voluntary and will be offered to women who qualify.

Proposed days and hours of operation:

Zeteo Community will be in operation 24 hours a day, 7 days a week.

Number of employees:

There will be 2 to 6 staff members on site at all times. There will be up to 18 participants (women and children) living in the homes supervised by 4 house parents.

Anticipate Customers:

There will be no customers on the property. The only people on site will be staff, residents and others invited for a specific purpose.

Description of any Outdoor Storage:

There will not be any materials stored outside other than typical residential type items (patio table & chairs, maybe fire wood, etc).

Description of Outdoor Activities:

This program calls for a quiet tranquil country home setting. The outdoor activities will all be typical residential type activities and may include gardening, playing games, sitting at patio tables, campfire, enjoying walking paths, etc. At the horse barn area, we anticipate training and riding the horses.

Any outdoor lighting proposed:

The outdoor lighting will all be residential type lighting (ie, no commercial parking lot lights). We will have bollard lights, landscaping ground lights, and wall sconces.

Any proposed signage:

We will not have signage.

Trash and Recycling:

Trash service will be provided by local township's provider, Pellitterri. Wheeled trash cans will be utilized for trash and recycling. Trash cans will be stored in the garage.

Are there any deed restrictions on this property?

No.

Section C:

See attached:

- *aerial map, area map with zoning, TPS's Future Use Map,
- *House floor plans
- *Commons floor plan
- *Renderings of home

Section D: Standards for Conditional Use Permits

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:
 - a. Approval of the CUP will allow Zeteo to create and maintain a peaceful rural setting where people who are recovering from sexual exploitation a trafficking can heal and be equipped for a better life. This program requires a quiet, beautiful, tranquil rural setting. This aligns with the rural residential nature of the neighborhood. The property is 300' from Hwy MN so vehicular disruption to residential neighbors will not be an issue. There are other General Commercial Zoned parcels in this neighborhood. The parcel is currently single family so we aren't taking farmland out of service. The town of Pleasant Springs Future Use Map shows this parcel adjacent to Rural Mixed Use area. There are no residential lots abutting this property. All activity will be contained on the subject property; no off-site impacts are anticipated.
2. The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by proposed CUP:
 - a. The conditional use we are requesting aligns with a mixed residential commercial neighborhood. We intend to create a peaceful rural residential property that is conducive to healing. The property's primary function is long-term transitional residential homes with some "light commercial" use as staff and service providers offer therapy, education and training in the Common building.

- b. Traffic will route to Hwy MN which is 400' from the property driveway. The existing forest buffers along the north, south, east and west property lines will be maintained or improved.
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.
 - a. This CUP will not impact or limit adjacent development or improvement of surround properties.
 - b. The proposed use is consistent with the existing rural residential character of the area. The subject property is 300' from Hwy MN, so we anticipate no vehicular disruption to residential neighbors. There are other General Commercial Zoned parcels in the vicinity of the subject property. No productive agricultural land will be taken out of service. The proposed CUP is consistent with the Town of Pleasant Springs Future Use Map, which shows this parcel adjacent to Rural Mixed Use area.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use:
 - a. The property will be serviced by a new septic system designed and permitted to Dane County and local requirements. Standard electric, gas, and phone services already exist. New Stormwater Management and erosion control will be designed, permitted, and implemented per Dane County Standards. The subject property is 300' from Hwy MN, which will provide adequate access.
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. The existing driveway serving the property will be replaced with a new larger drive with appropriate parking and a turn-around loop. Access to the horse barn will be provided with a new driveway entrance. The main entrance driveway is approximately 400' from the Hwy MN so there will be minimal traffic past residential properties.
6. The conditional use shall conform to all applicable regulations of the district in which it is located:
 - a. Existing tree/forest buffers along the property lines will be maintained. Regulations of the district will not be violated by this use.
7. The conditional use is consistent with the adopted town and county comprehensive plans:
 - a. The Town of Pleasant Springs Future Land Use Map designates the area adjacent to this parcel (3136 Oak St) as Rural Mixed-use. Changing the zoning to General Commercial to allow an institutional residential use fits with the intent of the Comprehensive Plan.
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).
 - a. The existing zoning district is RR-4. Farmland is not being taken out of service with this request.

- b. This property is adjacent Rural Mixed-use zone shown on Town of Pleasant Springs Comprehensive Plan. The parcel is currently single family *residential* use and we are requesting a change to institutional *residential* use.
- c. The new homes and common building are proposed in the same area as current home and shed. The existing open area will be maintained as a horse pasture, storm water management pond with prairie grasses. A small horse barn will be added to this area.
- d. Access to and use of surrounding agricultural land will not be impacted or disturbed by the proposed use.
- e. We will not be constructing or doing any earthwork on any agricultural use land.

End.