

Dane County Conditional Use Permit Application

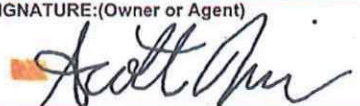
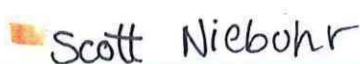

| | |
|----------------------------|---------------------|
| Application Date | C.U.P Number |
| 07/20/2020 | DCPCUP-2020-02504 |
| Public Hearing Date | |
| 09/22/2020 | |

| OWNER INFORMATION | | AGENT INFORMATION | |
|---|--|---|--|
| OWNER NAME SN WINDY ACRES LLC | Phone with Area Code (608) 445-6589 | AGENT NAME SCOTT NIEBUHR | Phone with Area Code (608) 445-6589 |
| BILLING ADDRESS (Number, Street) 3356 VALLEY SPRING RD | | ADDRESS (Number, Street) 3160 COUNTY HIGHWAY J | |
| (City, State, Zip) MOUNT HOREB, WI 53572 | | (City, State, Zip) VERONA, WI 53572 | |
| E-MAIL ADDRESS SCOTT.NIEBUHR@UWPROVISION.COM | | E-MAIL ADDRESS SCOTT.NIEBUHR@UWPROVISION.COM | |

| ADDRESS/LOCATION 1 | | ADDRESS/LOCATION 2 | | ADDRESS/LOCATION 3 | |
|----------------------------|--------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | | ADDRESS OR LOCATION OF CUP | |
| 3158-3160 COUNTY HIGHWAY J | | | | | |
| TOWNSHIP SPRINGDALE | SECTION 1 | TOWNSHIP | SECTION | TOWNSHIP | SECTION |
| PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | | PARCEL NUMBERS INVOLVED | |
| 0607-012-8730-1 | | --- | | --- | |

| CUP DESCRIPTION |
|-----------------------------------|
| TRANSIENT OR TOURIST LODGING-VRBO |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.254(3)(f) | 5 |

| | | |
|---|---------------------------------|---|
| DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____ | Inspectors Initials PMK2 | SIGNATURE:(Owner or Agent)  |
| | | PRINT NAME:  |
| | | DATE:  |

COMMENTS: TRANSIENT OR TOURIST LODGING-VRBO



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: | SCOTT NIEBUHR | Agent Name: | |
| Address (Number & Street): | 3158,3160 COUNTY RD J | Address (Number & Street): | |
| Address (City, State, Zip): | VERONA WI 53572 | Address (City, State, Zip): | |
| Email Address: | SCOTT.NIEBUHR@UWPROVISI | Email Address: | BN.COM |
| Phone#: | 608-445-6589 | Phone#: | |

| SITE INFORMATION | | | |
|----------------------|--|-------------------------------|---------------------------------------|
| Township: | SPRINGDALE | Parcel Number(s): | 3158,3160 COUNTY RD J 0607-012-8730-1 |
| Section: | 1 | Property Address or Location: | VERONA WI 53572 |
| Existing Zoning: | TFR-08 | Proposed Zoning: | NA |
| CUP Code Section(s): | Transient Tourist Lodging 10.254" " " F' | | |

| DESCRIPTION OF PROPOSED CONDITIONAL USE | |
|---|---|
| <p>Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):</p> <p>SHORT TERM RENTAL.</p> | <p>Is this application being submitted to correct a violation?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> |
| <p>Provide a short but detailed description of the proposed conditional use:</p> <p>Providing a safe and clean place for families and groups to spend a relaxing time and overnight stay.</p> | |

| GENERAL APPLICATION REQUIREMENTS | | | | | |
|---|--|---|---|--|---|
| <p>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. <u>Only complete applications will be accepted.</u> 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.</p> | | | | | |
| <input checked="" type="checkbox"/> Complete attached information sheet for standards | <input checked="" type="checkbox"/> Site Plan drawn to scale | <input checked="" type="checkbox"/> Detailed operational plan | <input checked="" type="checkbox"/> Written legal description of boundaries | <input checked="" type="checkbox"/> Detailed written statement of intent | <input checked="" 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.

Owner/Agent Signature: 

Date: 7-16-20

STANDARDS FOR CONDITIONAL USE PERMITS

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.

All families and guests have a background check by VRBO. Guests will be in direct communication with Scott Niebuhr to ensure the rules and guidelines will be followed. Guests will use the residence as a relaxing, clean place to stay while they are in town for their visit.

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.

The home and yard are the attraction for a family vacation, or a resource to use while guests are traveling for business or other personal reasons. They will not change anything on the property. Having guests in the residence will add to the property. Keeping the interior of the house clean to the highest standards as well as safety and regular yard work will keep the uses, values, and enjoyment of other properties in the neighborhood high.

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.

Guests will not make any changes to the property. In order to attract guests, there will be a high standard of maintenance, thus increasing current appeal and keeping up with the standard already set by the neighboring properties. The inside of the home will be clean, sanitary and safe. The outside will be well manicured, maintained and appealing.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

SEE ATTACHED

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.

SEE ATTACHED

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

YES

7. The conditional use is consistent with the adopted town and county comprehensive plans.

YES

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:

N/A

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

N/A

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

N/A

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The residence is up to date on its utilities and can easily manage the number of guests permitted during a visit. The residence has a large driveway with access to CTY RD J in Verona. Currently there are no other improvements to be made and is move in ready.

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.

The number of guests is managed and capped to prevent overcrowding. The amount of cars will be capped with the number of guests to ensure an easy and comfortable fit in driveway. The home's driveway has clear visibility to and from CTY RD J, making it easy enter and exit the property.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

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.

The residences at 3158 and 3160 County Road J in Verona, Wisconsin will be used as a short term rental. Guests will come to relax and enjoy a clean, safe place. Guests staying at this residence will be there for business, family vacations, and small reunions. Guests will have access to local businesses, parks and trails, and other local tourist events to enjoy and take part in. Guests will be allowed access to the residence and its yard to relax and enjoy the property.

List the proposed days and hours of operation.

Residence will be available to rent 365 days of the year.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

No employees will be needed at this residence. Scott Niebuhr will manage guests as well as maintain the residence.

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.

Guests will be allowed to congregate and enjoy the residence and yard. Anticipated noise may be similar to a small group enjoying a private residence with respect to neighbors. Music and talking will be permitted at a respectful volume during appropriate hours.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Guests will be permitted to grill as well as congregate outside with respect for neighbors .

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.

The well and septic systems on site can handle the number of guests permitted during a rental period.

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

Scott Niebuhr will remove all trash, solid waste and recyclables to an off site, private receptacle.

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

Guests will have residential vehicles and will manage them on site appropriately. There will be no need for improvements as it is made fully

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Guests will not be permitted to bring hazardous materials on site.

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.

There are existing lights on outside of home that guests will have access to. Lights are in accordance with original building construction.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

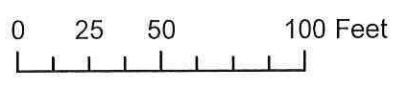
There will be no signage used.

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

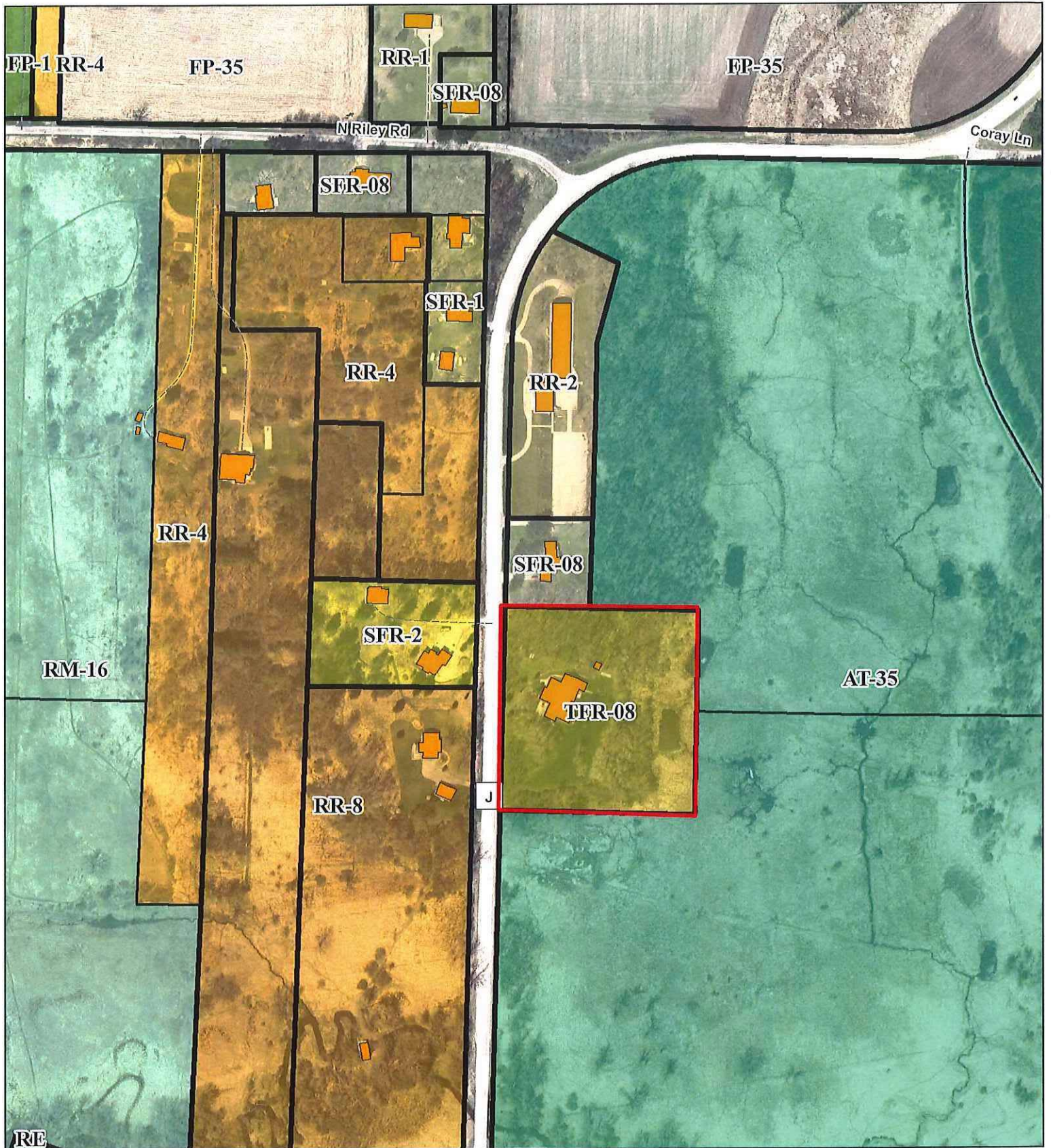
Scott Niebuhr uses this property as a residential property.

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

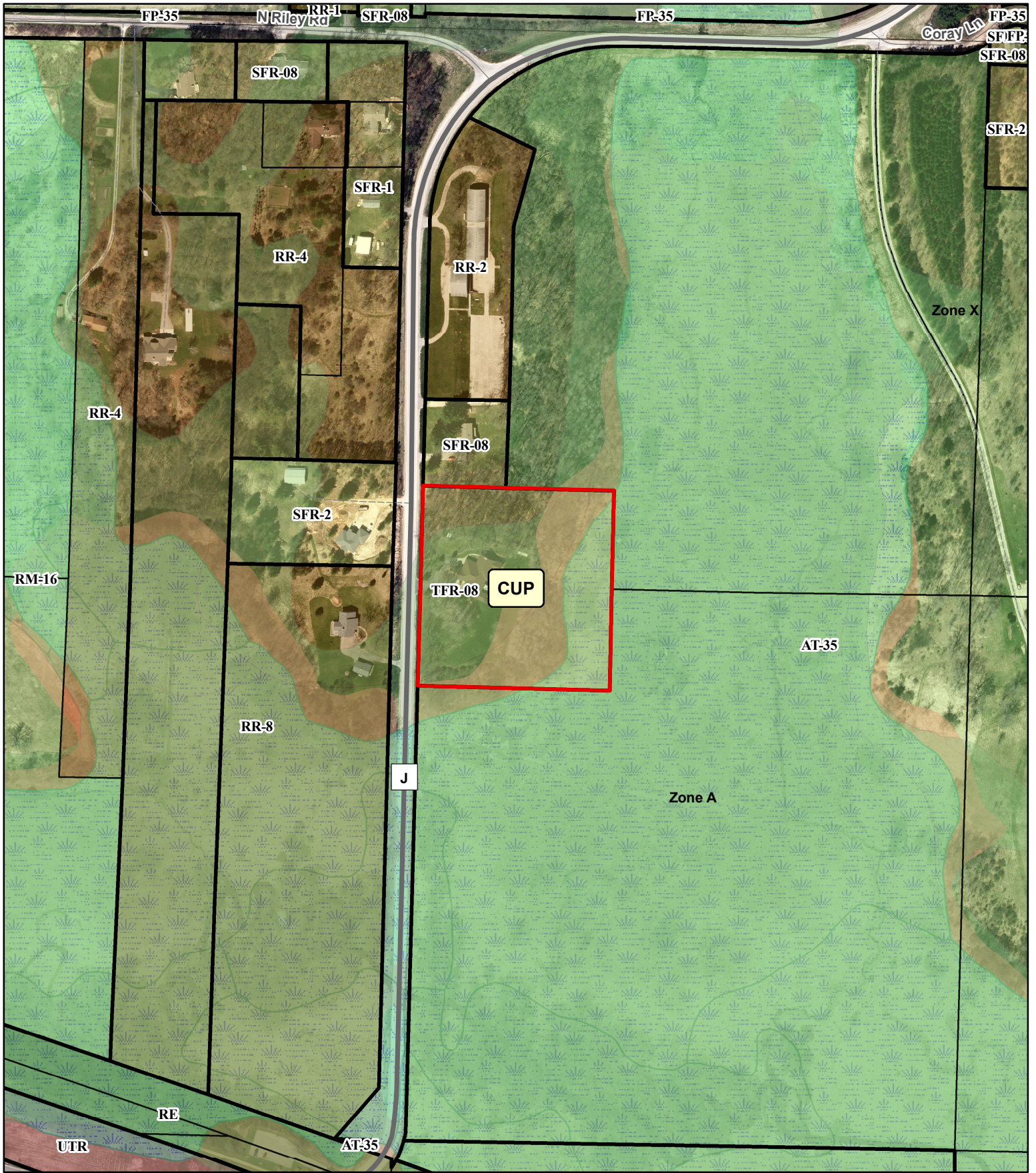
Surrounding properties are being used now as a small business, short term rentals and home residences.







Site Plan

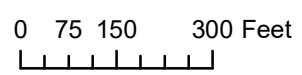


Neighborhood Plan




Legend

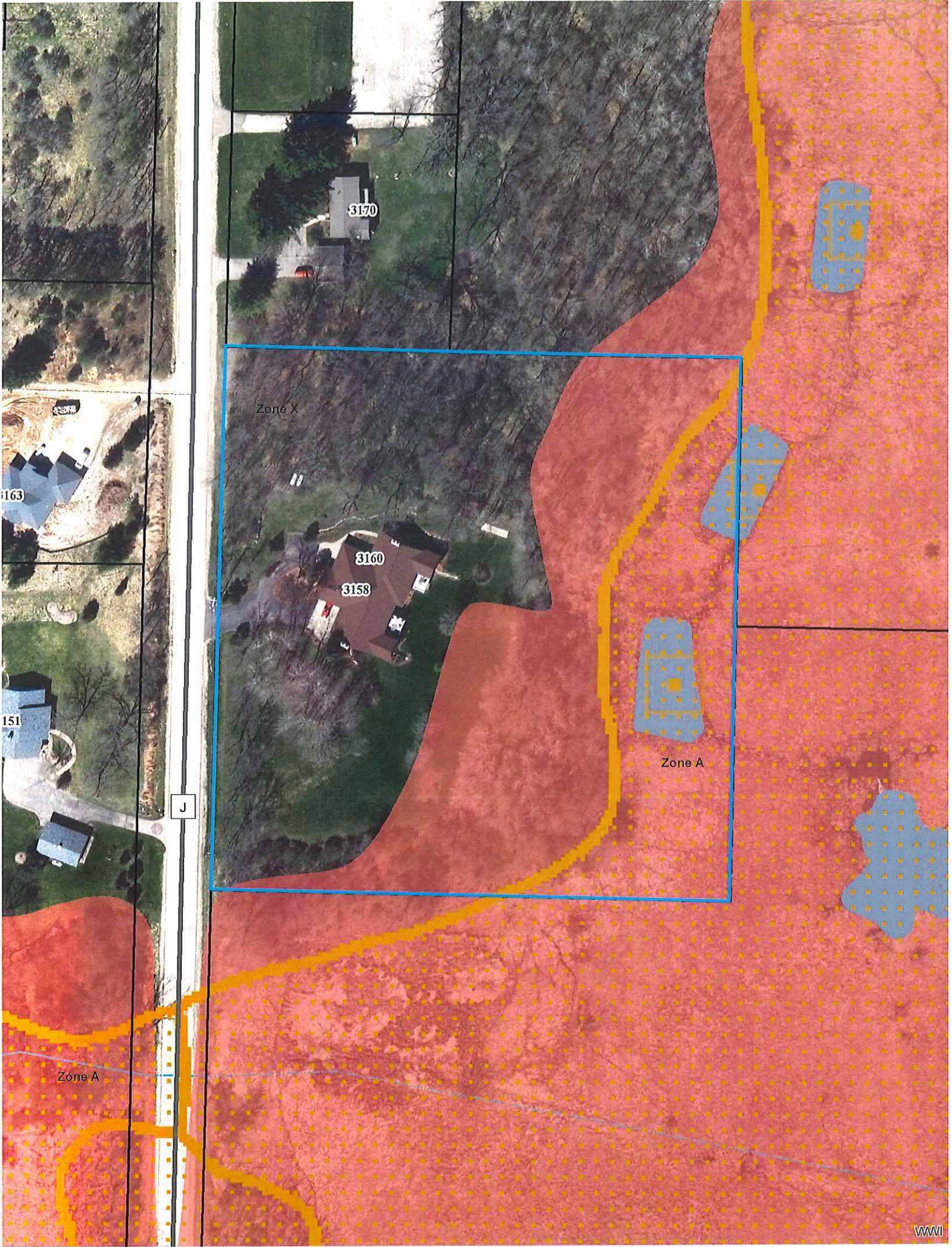
- | | |
|---|---|
|  Wetland | Significant Soils |
|  Floodplain |  Class 1 |
| |  Class 2 |



CUP 02504
SN WINDY ACRES LLC

Parcel Number - 054/0607-012-8730-1**Current**[← Parcel Parents](#)[Summary Report](#)

| Parcel Detail | | Less — |
|-----------------------------|---|---|
| Municipality Name | TOWN OF SPRINGDALE | |
| State Municipality Code | 054 | |
| Township & Range | Section | Quarter/Quarter & Quarter |
| T06NR07E | 01 | NW of the NW |
| Plat Name | CSM 06374 | |
| Block/Building | | |
| Lot/Unit | 1 | |
| Plat Name | CSM 06374 (Click link above to access images for Plat) | |
| Parcel Description | LOT 1 CSM 6374 CS31/45&46-4/11/91 DESCR AS SEC 1-6-7 PRT SW1/4NW1/4, PRT NW1/4NW1/4, PRT NE1/4NW1/4 & PRT NW1/4NE1/4 (5.03 ACRES) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed. | |
| Current Owner | SN WINDY ACRES LLC |  |
| Primary Address | 3160 COUNTY HIGHWAY J | |
| Additional Address | 3158 COUNTY HIGHWAY J | |
| Billing Address | 3356 VALLEY SPRING RD MOUNT HOREB WI 53572 | |



3170

Zone X

3163

3160

3158

151

J

Zone A

Zone A