

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
09/03/2021	DCPCUP-2021-02542
<b>Public Hearing Date</b>	
11/23/2021	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME STEPHEN KUHN	Phone with Area Code (630) 234-2512	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 3700 N HERMITAGE		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) CHICAGO, IL 60613		(City, State, Zip)	
E-MAIL ADDRESS mrsbeansllc@yahoo.com		E-MAIL ADDRESS	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
4216 Morris Park Road		
TOWNSHIP DUNN	SECTION 8	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0610-084-1140-6	---	---

<b>CUP DESCRIPTION</b>
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Transient and Tourist Lodging

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
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10.251(3)(g)	0.2
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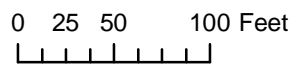
<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  RWL1	<b>SIGNATURE:(Owner or Agent)</b>  <b>PRINT NAME:</b>  <b>DATE:</b>
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COMMENTS: LESS THAN 180 DAYS RENTAL  
MAXIMUM 10 ADULTS PER RENTAL



**Legend**

-  Wetland
- Significant Soils**
-  Class 1
-  Class 2



CUP 02542  
Stephen Kuhn



**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:	Stephen Kuhn	Agent Name:	
Address (Number & Street):	3700 Hermitage	Address (Number & Street):	
Address (City, State, Zip):	Chicago, IL, 60613	Address (City, State, Zip):	
Email Address:	mrsbeansllc@yahoo.com	Email Address:	
Phone#:	6302342512	Phone#:	

### SITE INFORMATION

Township:	Dunn	Parcel Number(s):	028/0610-084-1140-6
Section:	26	Property Address or Location:	4216 Morris Park, McFarland, WI
Existing Zoning: SFR-08	Proposed Zoning:	CUP Code Section(s):	

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):  Tourist lodging	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Provide a short but detailed description of the proposed conditional use:</b> Our family enjoys the property for personal use, and would like to provide short term rentals when I am not there to enjoy our lovely area. Minimum rental would be 7 days, and on longer than 180/ calendar year per municipal ordinance	

### GENERAL APPLICATION REQUIREMENTS

**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. Only complete applications will be accepted. 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.**

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
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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: 08 / 27 / 2021

## 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):

<p>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.</p> <p>Owner uses the property often. Owner will have Dane County health inspection in the coming weeks. Owner will pay sales tax via vrbo website.</p>
<p>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.</p> <p>All renters will sign a rental contract which includes rules and regulations. This will include but not be limited to: All restrictions put forth in the ordinance, noise curfew from 10pm-7am, No social gatherings, no weddings, no parties. Cleanliness rules, non renters under 25 years old</p>
<p>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.</p> <p>Owner take very good care of the property. The grass is mowed weekly by a local landscaping company. Professional cleaners maintain the interior. Landscaping company also handles the landscaping/ weeding, hedge trimming, etc Owners visit weekly to address any issues.</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.</p> <p>Property is located i na residential neighborhood on nLake Waubesa, there are no concerns</p>
<p>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.</p> <p>Driveway fits 2 cars and 2 cars fit inside the garage. No one will be permitted to park on the public street.</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located.</p> <p>Upon receipt of the CUP, owners plan to market the property for rent with the regulations set forth.</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans.</p> <p>yes</p>
<p>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.</p> <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district: N/A</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul>

## 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.

<p>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.</p> <p>Property is located at 4216 Morris Park, McFarland, WI</p> <p>It will be used for a portion of the year as a short term rental property. May-November</p>
<p>List the proposed days and hours of operation.</p> <p>Less than 180 days per year per ordinance</p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p>Owners allow up to 10 adults per rental</p>
<p>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.</p> <p>10pm noise curfew</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>N/A</p>
<p>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 <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a>, Dane County Code.</p> <p>Owner follows Dane county Lake and watershed code and DNR</p>
<p>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.</p> <p>N/A</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>Weekly trash service and bi-weekly recycling included. Cans are stored in garage,</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p>Renters are allowed no more than 4 cars parked in driveway and garage. They will not be permitted to park on street</p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>N/A</p>
<p>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.</p> <p>Residential home, no commercial lighting</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a>.</p> <p>No sign will be posted</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>Second home</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>Residential homes, second homes, short term rentals</p>

August 27,2021

Stephen Kuhn

4216 Morris Park

McFarland, WI, 53558

630-234-2512 (cell)

Dane County Zoning Board

[lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com)

Subject: Dane County Zoning Board - Conditional Use Permit Application - 4216 Morris Park, McFarland, WI

Attn: Roger Lane

Enclosed please find out Dane County Conditional Use Permit for property located at 4216 Morris Park, McFarland, WI

I, (owner) am nearby applying for a Conditional Use Permit (CUP) with Dane County.

Upon learning of the municipal ordinance regarding short term rentals, we decided to do all that is necessary to be compliant with the ordinance and wit the Short term rental rule (Wisconsin Act 59). I would like to rent this property when I am to using it. I wish to comply with 7-29 consecutive rental rule. This property is located within. a residential area with primary homes, second homes, and short term rental homes. Most of the short term rentals will take place inn notes summer and early fall months. We contract with a cleaning service and a landscaping service to maintain notes interior and exterior of the home. I will perform all other maintenance.

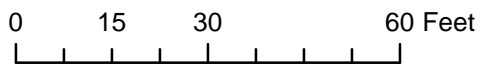
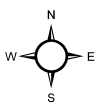
This is our second home and I come up weekly to check to make sure there are no issues. We plan to have all renters sign very strict rental rules which include but are not limited to: No rentals to persons under 25 years of age, strict noise curfew rules (10pm-7am), no smoking, no rentals to weddings, bachelor/ bachelorette parties, etc. We are extremely respectful of our neighbors and their enjoyment of their homes. Renters will not be allowed to park on the street, only in the garage and driveway.

Thank you,

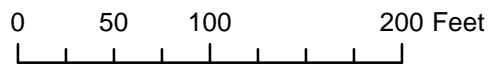
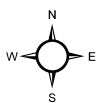
Stephen Kuhn

[mrsbeansllc@yahoo.com](mailto:mrsbeansllc@yahoo.com)

Cell 630.234.2512



Site Plan



# Neighborhood Plan