

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/15/2024	DCPCUP-2024-02637
Public Hearing Date	
09/24/2024	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME MARTIN AND PAMELA MCNULTY	Phone with Area Code (630) 699-1706	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 17280 EAGLE TRAC UNIT 11		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) FORT MYERS, FL 33908		(City, State, Zip)	
E-MAIL ADDRESS pam.mcnulty349@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP	ADDRESS OR LOCATION OF CUP
349 Lake Shore Drive		
TOWNSHIP ALBION	SECTION 25	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0512-254-2567-1	---	---

CUP DESCRIPTION

Transient or Tourist Lodging (AirBnB)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.251(3)(g)	0.3
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Pam. McNulty 349@gmail.com



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:	MARTIN + Pamela McNulty	Agent Name:	
Address (Number & Street):	349 LAKE SHORE DR.	Address (Number & Street):	
Address (City, State, Zip):	EDGEWATER, WI 53534	Address (City, State, Zip):	
Email Address:	pam.mcNulty349@gmail	Email Address:	
Phone#:	630-699-1706	Phone#:	

SITE INFORMATION

Township:	ALBION	Parcel Number(s):	0512-254-2567-1
Section:	25	Property Address or Location:	349 LAKE SHORE DRIVE
Existing Zoning:	SFR-B	Proposed Zoning:	CUP Code Section(s):
			SFR-B 10-251(3)(9)

DESCRIPTION OF PROPOSED CONDITIONAL USE.

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Short Term Rental	Is this application being submitted to correct a violation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	Airbnb Short Term Rental		

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 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
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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: Pamela McNulty

Date: 6/24/24

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.

Airbnb Rental / 4 guests / Have Permits
NOT Renting Now - Sept. + Jan + Feb 2025

List the proposed days and hours of operation.

2 night minimum

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

1 Cleaning Person + 1 Maintenance

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.

Not Anticipated, Have House Rules in Place
Anticipated

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

out door patio

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.

Existing Private Well + Sanitary Sewer

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

Weekly Trash Service

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

Minimal Traffic

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

NONE

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.

Existing Solar Lights outside

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

NONE

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

Existing Residential Lot

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

Surrounding Properties are Homes

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.

ONLY 4 guests Allowed / 2 Bdrms. Single Family Home

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.

ONLY Renting for 6 months for next year

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.

No, Existing development AREA

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

Existing DRIVEWAY, Private Wall / Sanitary District
Sewer

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.

Long driveway CAN Fit 4 CARS

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

Will meet ALL Regulations of SFR-8

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

Continuing Residential USE.

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:

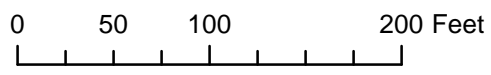
N/A

• 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

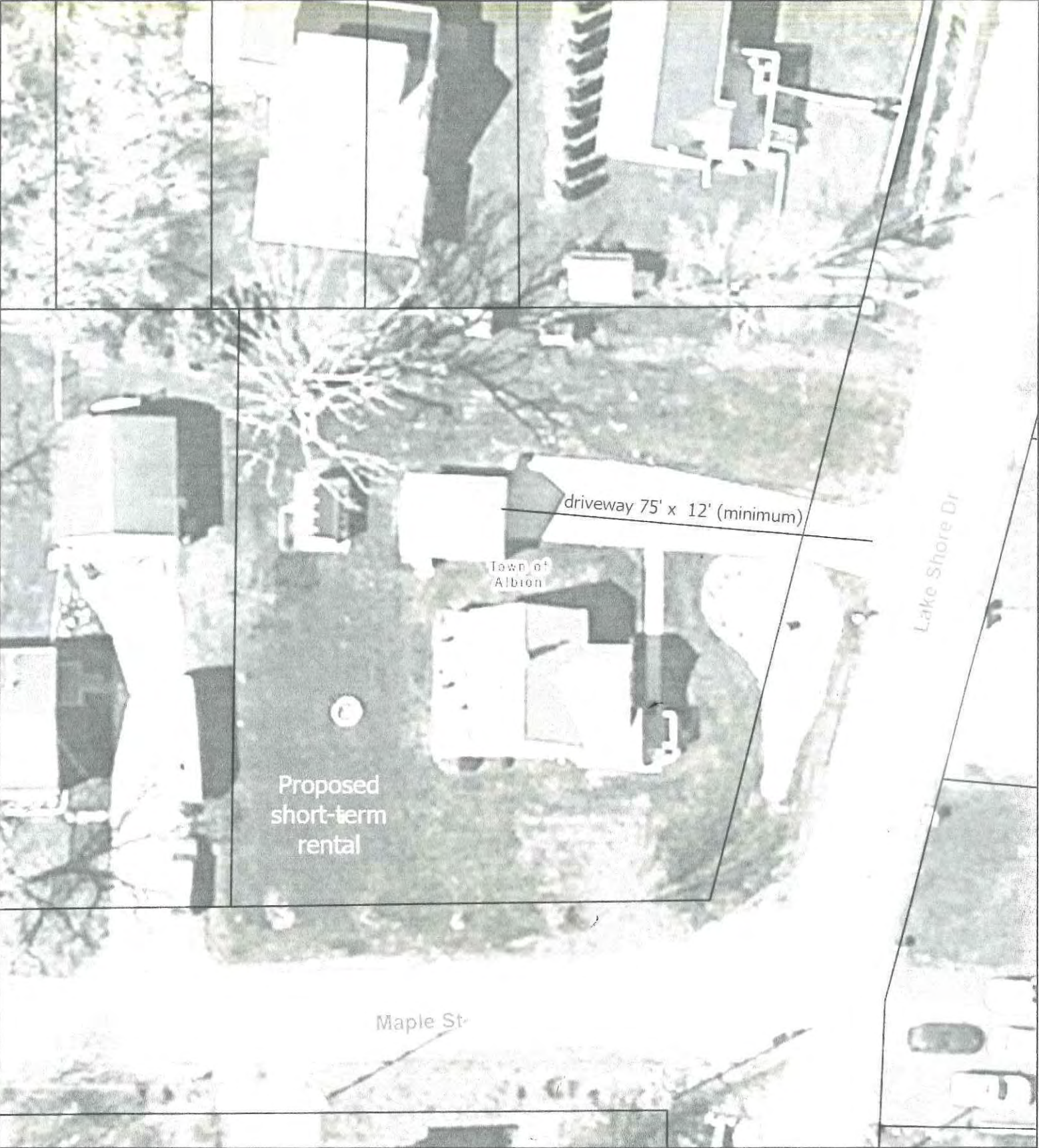
• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

N/A

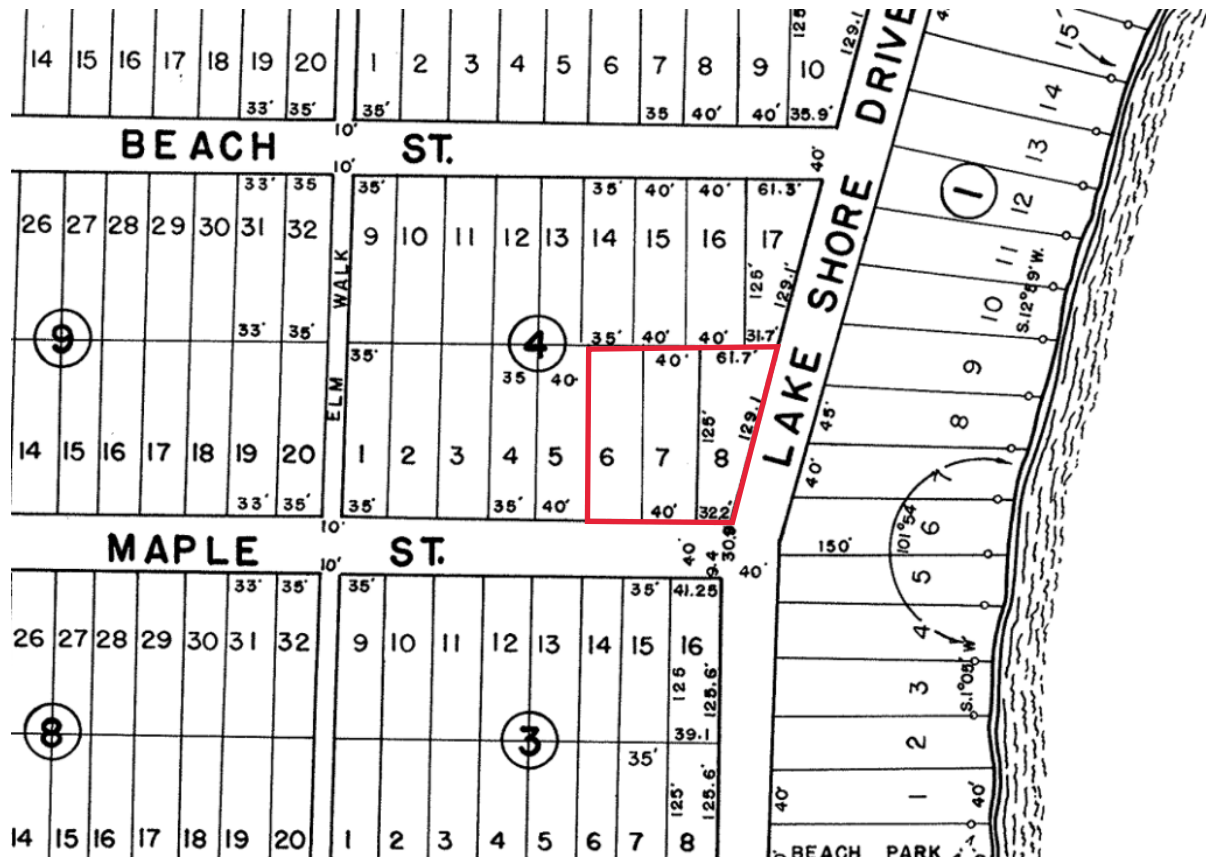


Neighborhood Map
349 Lake Shore Drive

329 Lake Shore Drive
349
Site Plan



Feet



Legal Description:

Lots 6, 7, and 8 of Block 4 of the Edgerton Beach Park Subdivision, Section 25, T5N, R12E, Town of Albion, Dane County, Wisconsin