

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/15/2016	DCPCUP-2016-02340
Public Hearing Date	
05/24/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PATRICIA A FISCHBECK	Phone with Area Code (608) 244-9368	AGENT NAME HEATHER ALSTON-SHANNON	Phone with Area Code (760) 533-8880
BILLING ADDRESS (Number, Street) 5525 PORTAGE RD		ADDRESS (Number, Street)	
(City, State, Zip) MADISON, WI 53704		(City, State, Zip) San Marcos, CA 92069	
E-MAIL ADDRESS innkeeper@speckledheninn.com		E-MAIL ADDRESS hrshannon@cox.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
5523 Portage Road					
TOWNSHIP BURKE	SECTION 21	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-211-8000-2		---		---	

CUP DESCRIPTION
Limited Family Business

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.12(3)(p)	18.52

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) <i>Patricia A Fischbeck</i>
Applicant Initials <i>PF</i>		PRINT NAME: <i>Patricia A Fischbeck</i>
		DATE: <i>03/15/2016</i>



DANE COUNTY PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner: ROBERT D AND PATRICIA A FISCHBECK
Agent: HEATHER R ALSTON-SHANNON & THOMAS W SHANNON
Address: 5523 PORTAGE ROAD
Address: 1063 CAMINO DEL SOL
Phone: MADISON, WI 53704
Phone: SAN MARCOS, CA 92069
(608) 244-9368
(760) 533-8880
Email: INNKEEPER@SPECKLEDHENINN.COM
Email: hrshannon@cox.net

Parcel numbers affected: PARCEL NUMBER 014/0810-211-8000-2
Town: TOWN OF BURKE
Section: PART OF THE NE 1/4 NE 1/4 SECTION 21,
TOWN OF BURKE, LOT #1, CERTIFIED SURVEY MAP #4375, VOL 19, P. 26, CERTIFIED SURVEY MAPS, DANE COUNTY REGISTER OF DEEDS OFFICE
Property Address: 5523 PORTAGE ROAD, MADISON, WI 53704

Existing/ Proposed Zoning District : A-1 (existing)

- Type of Activity proposed: A-1, Limited Family Business, Bed and Breakfast Establishment (currently operated under CUP #1556, dated April 27, 1999) No change to ongoing operations, only change of ownership of property
Hours of Operation: Continuous; check in time is at 3 pm, check out at 11 am
Number of employees: Owners family plus 1 TFE
Anticipated customers: 5 room maximum capacity, double occupancy, maximum of 5 couples per day (10 people)
Outside storage: Available but not used for Bed & Breakfast; used to store normal residential lawn and garden maintenance equipment used by owners
Outdoor activities: Walking and relaxing on the 18 acre property
Outdoor lighting: Normal residential; driveway and walkway lighting
Outside loudspeakers: None
Proposed signs: Small existing sign at end of driveway
Trash removal: Normal residential provided by the Town of Burke
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: Patricia A Fischbeck (Current Owner) and Heather R Alston-Shannon (Future Owner)

Date: 3/11/16

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.

The CUP (replacing CUP #1556) will allow the property to continue to be used as a Bed & Breakfast Inn in accordance with all applicable state and local laws. The property will be a licensed and inspected (Dane County Health) establishment. There will be no danger to public health, safety comfort or general welfare, as has been the case for the past 17 years of it's continuous operation. It will be operated under the standars of the Wisconsin Bed & Breakfast Association.

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 Inn is located on an 18+ acre parcel. There are no immediate neighbors in sight. The continued operation of the Bed and Breakfast (which has existed since 4/27/1999) allows the property to continue it's rural, residential A-1 zoned nature. There have been no changes in ownership of the existing neighbor's properties since the establishment of the B&B in 1999.

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.

The property is not being changed in any way. It's use is also in compliance with the Burke, DeForest, Sun Prairie, Madison Cooperative Plan.

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

All infra-structure currently exists and no chages are needed or anticipated.

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.

Entrance is on Portage Road and no congestion or other traffic issues exist.

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

As stated above, the continued operation of the Speckled Hen Inn, has and will continue to conform to all applicable regulations of the district under the new owners.

1063 Camino Del Sol, San Marcos, CA 92069

(760) 533-8880 hrshannon@cox.net (760) 522-9799 tomandheathershannon@cox.net

March 11, 2016

Town Board of the Town of Burke

Dear Members of the Burke Town Board,

We are delighted to share with you the news that we will be purchasing the property at 5525 Portage Road from Robert and Patricia Fischbeck and are requesting a Conditional Use Permit to operate the property as a Bed and Breakfast Inn as the Fischbecks have done for the last 16 years under C.U.P. #1556. We anticipate that there will be no changes in the manner in which the Inn has been run in the past. We intend to operate within the Wisconsin state statutes governing the operation of a Bed and Breakfast and look forward to being good neighbors and willing participants in all activities of life that contribute to the quality of our community.

Although we have been residents of California for many years, we love the Madison area and have been drawn back to Wisconsin not only to realize a long-time goal of operating a quality bed and breakfast, but to be near much of our family that has resided in the immediate area for the past 45 years.


The 18+ acre property is currently zoned A-1. While there has been significant development within the area, the properties immediately surrounding the Inn are essentially the same as they have been for the last 16 years. We hope to do our part to maintain the peaceful rural nature of the neighborhood and be good stewards of the land.

If you have any questions about our intentions for the use of the property, we would look forward to discussions with you.

Sincerely,



Thomas W. Shannon



Heather R. Alston-Shannon

Cc: file

Operations Plan for The Speckled Hen Inn Bed & Breakfast

Conditional Use Application

The Conditional Use permit is requested so that the new owners may conduct a Limited Family Business, specifically a Bed and Breakfast. A Bed and Breakfast has been successfully operated at this location under CUP #1556, since 4/27/1999. The Bed and Breakfast will be licensed and inspected by the State of Wisconsin and operate in accordance with the applicable state statutes. The Bed and Breakfast will be in operation year round with guest check-in occurring in late afternoon to early evening and check-out occurring around 11:00AM. The anticipated customer volume is anticipated to be somewhere between 1,500-1,600 persons per year or an average of 4 to 5 persons per day. Outside storage is available but not used for the actual operation of the business. The storage available is used for storage of the equipment necessary to maintain the 19.2 acre property and to contribute to the rural ambiance of the property. Only quiet outdoor activities are anticipated. Guests will be encouraged to walk and relax on the property and to enjoy the ambiance created by the pasture containing the llama and sheep and the working gardens. Outdoor lighting will be of a type that would be considered normal for a residence but will safely illuminate the driveway, parking areas and walkways. No outdoor speakers will be used. A small existing sign at the end of the driveway near Portage Road will let arriving guests know that they have reached their destination. Trash removal is within the parameters of a normal household and is contracted by the Town of Burke.

493701

496002

HERITAGE ROAD

BARN/STORAGE

180002

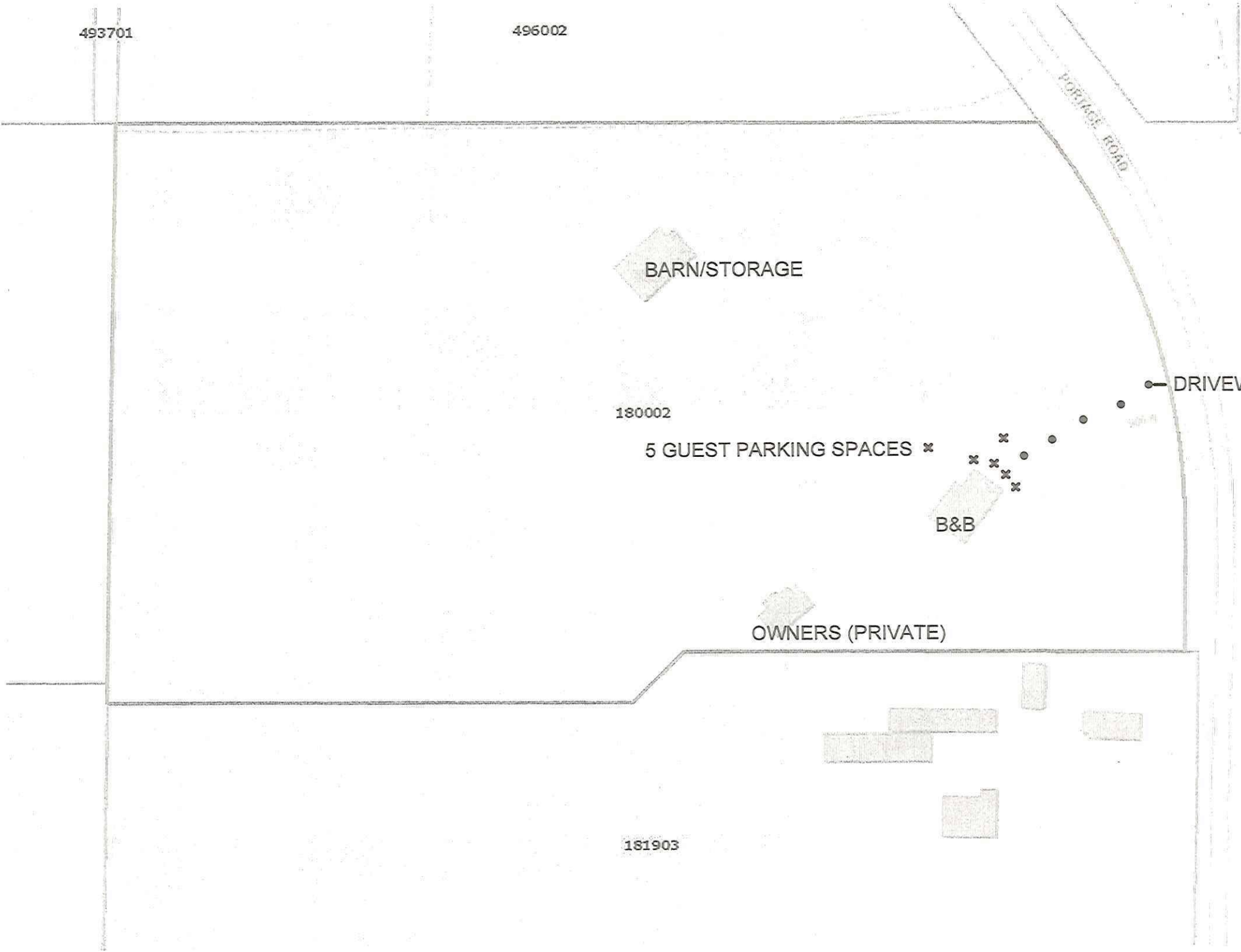
5 GUEST PARKING SPACES x

B&B

DRIVEWAY

OWNERS (PRIVATE)

181903



THOMAS R. GRENLE CERTIFIED SURVEY MAP

REGISTERED LAND SURVEYOR S-1051
114 S. Main, Verona, Wis. 53593 (845-6802)



SURVEYOR'S CERTIFICATE
State of Wisconsin
County of Dane) SS.

5789 PAGE 30

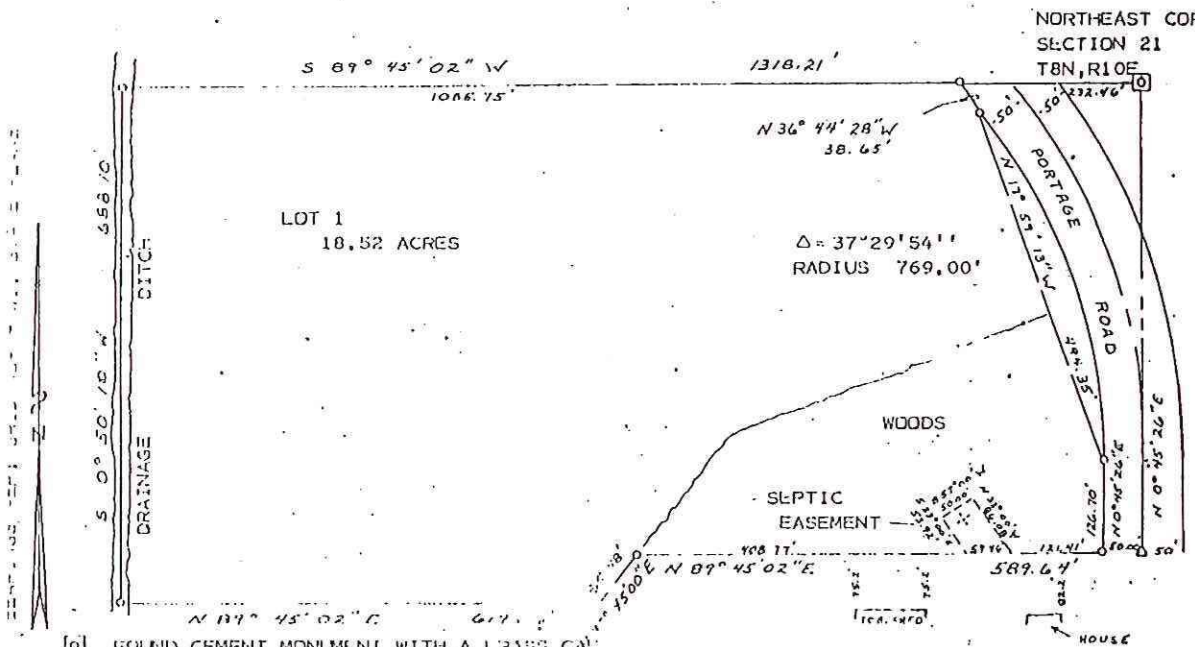
I, DANIEL V. BIRRENKOTT, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott
Thom R. Grenle, Registered Land Survey
BY DANIEL V. BIRRENKOTT R.L.S. NO. 1531

DESCRIPTION: PART OF THE NE1/4 OF THE NE1/4 OF SECTION 21, T8N,R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN. MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE S89°45'02"W, 232.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°45'02"W, 1085.75 FEET; THENCE S0°50'10"W, 688.10 FEET; THENCE N89°45'02"E, 619.06 FEET; THENCE N45°45'00"E, 85.48 FEET; THENCE N89°45'02"E, 589.64 FEET; THENCE N0°45'26"E, 126.70 FEET; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 769.00 FEET, AND A LONG CHORD THAT BEARS N17°59'31"W, 494.35 FEET; THENCE N36°44'28"W, 38.65 FEET TO THE POINT OF BEGINNING. CONTAINS 18.52 ACRES.

SEPTIC EASEMENT DESCRIPTION: COMMENCING AT SAID NORTHEAST CORNER OF SECTION 21; THENCE S89°45'02"W, 1318.21 FEET; THENCE S0°50'10"W, 688.10 FEET; THENCE N89°45'02"W, 619.06 FEET; THENCE N45°45'00"E, 85.48 FEET; THENCE N89°45'02"E, 408.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°45'02"E, 59.46 FEET; THENCE N33°00'00"W, 86.08 FEET; THENCE S57°00'00"W, 50.00 FEET; THENCE S33°00'00"E, 53.92 FEET TO THE POINT OF BEGINNING.



[O] FOUND CEMENT MONUMENT WITH A TRASS ON
LEGEND
Scale: 1 inch = 200 ft.
● iron stake found
○ 1"x24" iron pipe set min. wt. = 1.13#/in. ft.
△ SET RAILROAD SPIKE
+ FOUND SEPTIC VENT
SURVEYED D.V.B.
DRAWN D.V.B.
APPROVED T.R.G.
FIELD BOOK 41/3
DATE 6-13-1984
TAPES/FILES 8/99

SURVEYED FOR: LARRY CARYL 244-1344
5105 HILLAND ROAD, MADISON, WISCONSIN
DESCRIPTION-LOCATION: PART OF THE NE1/4 OF THE NE1/4 OF SECTION 21, T8N,R10E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.
APPROVED FOR RECORDING PER DANE CO. AGRIC. ENVIR. & LAND USE COMMITTEE action of June 18, 1984
REGISTER OF DEEDS CERTIFICATE NORBERT SCRIBNER
Received for recording this 18th day of June, 1984 at 4:00 o'clock P.M.
and recorded in Volume 19 of Certified Survey Maps of Dane County on Page 26
D.V.B. Register of Deeds
DOCUMENT # 1838516
CERTIFIED SURVEY MAP # 4375 Vol. 19 Page 26.