

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
12/05/2014	DCPREZ-2014-10797
Public Hearing Date	C.U.P. Number
02/24/2015	DCPCUP-2014-02299

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME BROOKS DRIVE LLC	PHONE (with Area Code) (608) 834-2613	AGENT NAME SHELTER FROM THE STORM MINISTRIES	PHONE (with Area Code) (608) 556-2266
BILLING ADDRESS (Number & Street) 3392 BROOKS DR		ADDRESS (Number & Street) P O BOX 152	
(City, State, Zip) SUN PRAIRIE, WI 53590		(City, State, Zip) Sun Prairie, WI 53590	
E-MAIL ADDRESS david@baehrinc.com		E-MAIL ADDRESS cynthiawhiteaker@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
3392 Brooks Drive					
TOWNSHIP BURKE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0810-123-8850-0					

REASON FOR REZONE			CUP DESCRIPTION	
COMMUNITY LIVING ARRANGEMENT > 15 PERSONS			COMMUNITY LIVING ARRANGEMENT > 15 PERSONS	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
C-2 Commercial District	R-4 Residence District	0.76	10.08(2)(b)	0.76

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CKW</u>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CKW</u>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>CKW</u>	INSPECTOR'S INITIALS RLB	SIGNATURE:(Owner or Agent) <i>Cynthia Whiteaker</i>
				PRINT NAME: <i>Cynthia Whiteaker</i>
				DATE: <i>12-5-14</i>



DANE COUNTY PLANNING DEVELOPMENT

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

Zoning Change Application

Items that must be submitted with your application:

✓ **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.

✓ **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>BROOKS DRIVE LLC</u>	MEMBERS ARE	Agent's Name	<u>SHelter FROM THE STORM</u>
Address	<u>3392 BROOKS DR</u>	<u>PATRICK SCHACFER</u>	Address	<u>P.O. BOX 152</u>
Phone	<u>SUN PRAIRIE, WI 608.834.2613</u>		Phone	<u>SUN PRAIRIE, WI 53590</u>
Email	<u>dawide.baehrinc.com</u>		Email	<u>cynthia.whiteaker@gmail.com</u>

Town: SUN PRAIRIE Parcel numbers affected: 014/0810-123-8850-0

Section: 01 Property address or location: 3392 BROOKS DR, SUN PRAIRIE, WI

Zoning District change: (To / From / # of acres) To Residential From Commercial,
almost one acre of land

Soil classifications of area (percentages) Class I soils: _____ % Class II soils: _____ % Other: _____ %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other: see #4 on Letter of Intent

This property will be used as a homeless shelter for single moms & their children. This will not be an emergency shelter. Clients wait @ the door for temporary shelter. Our clients are screened through an application process along with background checks. When SFTSM and our client feel our program is a good fit, they qualify for our help and shelter. Clients who have domestic violence in their past sex offense, or are in a state of abusing drugs and alcohol do not qualify for our program. Each client is assigned a case manager who works with them daily to assess their needs, set goals and start to work towards moving each family to permanent housing.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Cynthia Whiteaker - Permission to sign from David Baehr

Date: 12-1-14

Not Effective
CUP2132

C-2
DCPREZ-0000-01671

Not Effective
CUP1959

CUP
126
Communication towers

8392

Brooks Dr

8361

C-2
DCPREZ-0000-01671

**Letter of Intent for Shelter From The Storm Ministries Regarding 3392
Brooks Drive, Sun Prairie, WI**

1. The purpose for the Miscellaneous Application is to request re-zoning for 3392 Brooks Drive, Sun Prairie, WI from commercial to R4 with a conditional use permit to allow for community living for more than 16 people.
2. As soon as the re-zoning request has been approved, the property will be purchased and renovations will begin. The exterior of the building will remain the same. Currently the Prudential signage has letters mounted onto the roof line of the building. We will do the same with our signage. There will be no changes in lighting, the parking space and landscaping will remain relatively the same. We will remove a few trees that are close to the building and also in the back of the building. The front entrance will be for visitors to the building. Our client entrance will be on the side of the building from the parking lot. A fence will be installed in the back of the building and enclose the property. All activity in this building will happen in the back of the building in the fenced in area. The back area will consist of a playground area with medium sized play equipment installed. A smoking area will be available and away from any youth areas. The entrances will be changed immediately and security systems will be in place. The back area will be upgraded once weather permits. All renovations will be on the interior of the building. Minimal renovations are needed for the first floor. The lower level which is currently unfinished will consist of the majority of renovations. These renovations will begin after purchase of the property and be complete as quickly as possible.
3. Shelter From The Storm Ministries is the applicant. Executive Board Members are: Cynthia Whiteaker, Hope Bennett, Rick Martin, Angela Ackley, Trish Pomereng. Brooks Drive LLC are owner, members are David Baehr and Patrick Schaefer. Architect is Jim Gersech, Dimension IV Madison Design Group, 6515 Grand Teton Plaza, Suite 120, Madison, WI 53719 .
4. This property will be used as a homeless shelter for single moms and their children. This will not be an emergency shelter where clients wait at the door for temporary shelter. Our clients are screened through an application process along with background checks. When SFTSM and our client feel our program is a good fit they qualify for our help and shelter. Clients who have had domestic violence in their past, sex offense, or are in a state of abusing drugs and alcohol do not qualify for our program. Each client is assigned a case manager who works with them daily to assess their needs, set goals and start to work towards moving each family to permanent housing.
5. The first phase of our shelter is to have a temporary shelter open to help 5 families while we start renovations on the interior of the building. The hours of operation during the temporary shelter would be 5:00 pm – 7:30am seven days a week. Clients would shower at other facilities and the evening meal would be brought in by volunteers. A continental type breakfast would be available for residents in the

Town
of
Burke

- morning. When all the renovations have been completed we would then be open 24 hours, seven days a week. Two meals would be provided each day.
6. The property is a 60x60 square foot building on the main level. The lower level is about 2/3 of the size of the main level. The property sits on almost an acre of land.
 7. I will be working closely with the building inspector in the Town of Burke to determine room size and to make sure we meet all codes and regulations. Right now it looks as though we will be able to house 15 families in the shelter.
 8. The shelter will utilize volunteers in the temporary shelter. Once we open the doors after renovations are complete, we anticipate 2 full time employees or 4 part time employees and the rest of the staff will be volunteers.
 9. There will be no lots created. No wetlands, woodlands, floodplain, steep slopes or any other environmental features apply as we are not making any changes on the exterior of the property.
 10. The property is currently accessed from Brooks Drive into the parking lot. This will not change.
 11. After submitting the Miscellaneous Application to the City of Sun Prairie, a Letter of Intent will be submitted to the Town of Burke and also Dane County Planning and Zoning.
 12. Currently we have approximately 100 students that are homeless in the Sun Prairie School District this school year. This shelter is a tremendous need in our community. Our hope is that we can work together to help alleviate this issue and help families in our community break the cycle of homelessness and obtain and maintain permanent housing. I have included in this application a Business Overview to help describe who we are and what our goals are. Thank you.

X Cynthia Whiteaker
X 12-5-14

Shelter from the Storm Ministries Business Overview for a homeless shelter

Mission:

Shelter from the Storm Ministries (SFTSM) is a Christ –centered organization seeking restoration for families during the storms of life. Our goal is to stop generational homelessness by establishing mentoring relationships with our case managers that address health and wellness, budgeting, parenting and spiritual maturity with an end result of obtaining permanent housing. Primarily SFTSM works to alleviate impending or current homelessness by providing short-term shelter that seeks to obtain long-term housing, establish mentoring relationships with our case managers, and secure stable employment for our clients.

Shelter from the Storm Ministries (SFTSM) is a not-for-profit entity classified and registered as a 501©3 with an EIN #47-1676099. SFTSM consists of 5 executive board members and 200+ volunteers representing over a dozen different churches in the Sun Prairie and Madison areas. SFTSM is concentrating it's efforts on families consisting of single mothers and their children who are homeless or facing homelessness in the Sun Prairie area.

We are currently seeking donations to fund a down payment on an existing property located at 3392 Brooks Dr. in Sun Prairie. It is also governed by the Town of Burke. See attachment for proposed build out of this quality building. Our plan to do the build out in phases is located below. Our long term plan is to become the area's highly visible and respected organization for building strong families through a united community of churches and a highly coordinated database of volunteers.

Vision Statement

SHELTER: Finding housing for those facing homelessness

TRAINING: Teaching life skills leading to independence

OPPORTUNITY: Providing a network of community resources

RELATIONSHIP: Connecting with God, self, others and creation

MENTORING: Modeling with compassion and accountability

SUPPORT: Encouraging through prayer, listening and leadership

Legal form of Business

As stated above, SFTSM is a 501(c)3 not-for-profit organization. See attachment of IRS Determination Letter and SFTSM bylaws.

Ministry History

Shelter From The Storm Ministries began 3 years ago when a group of individuals learned of a large homeless population within our own school district (75+ children). We were passionate about fixing it and knew that something must be done to fix it, thus SFTSM was born. The SFTSM executive board members meet weekly to address homelessness in Sun Prairie. This year (2014-15), for example, the Sun Prairie school district has identified 83 registered homeless students.

In 2012 we became aware of Open House Ministries in Vancouver, Washington, which was a similar prototype to the organization we envisioned for this community. In April, that same year, the SFTSM executive board members traveled to Open House Ministries. Once there, we knew that it was possible to replicate a similar ministry in Sun Prairie because for four days we had the opportunity to touch, taste, feel and live within this organization. Open House Ministries has been an organization for 35 years. They are a non-profit, faith based, 100% privately funded family shelter. They are supported by over 90 churches in the county, small and large business owners and individuals. They continue to mentor and guide SFTSM through our own processes as a valued resource.

SFTSM is completely 100% volunteer driven and has a database of 200+ volunteers who help with the following areas: client case management, client budgeting and financial management, car and home repair, child care, food ministry, moving and transportation, job search assistance, housekeeping and maintenance, marketing, photography, office work, fundraising, Bible study and intercessory prayer for clients and the organization. An e-newsletter is published monthly to ensure consistent communication. See attachment of the latest newsletter.

Market Analysis

The Sun Prairie school district has recently released the number of registered homeless students as 83.

One population that is rapidly growing is young people ages 15-20, however our vision started with single mothers and their children. We believe that this demographic of single mothers is the "modern day widow". Although there are many different individuals needing support, we believe that to make an impact and to do it well, we need to start with a focused group. As our initial focus has always been towards children, we will continue to focus on that particular demographic and do it well.

SFTSM Shelter

The proposed shelter will be located at 3392 Brooks Dr, Sun Prairie, WI 53590. This property is conveniently located within walking distance of many businesses that could be potential employment opportunities for our clients. These include Woodman's grocery store, Aldi's discount foods, Costco and many other smaller entities. It is also nicely located outside of current residential areas of Sun Prairie.

The parking lot meets the needs of the shelter and is located on almost an acre of land that will allow for expansion and children's play areas.

The shelter has a total of 3600 square feet of living space with a full basement that can be improved for recreation for the kids and showers and laundry (see building plans). There are 17 offices that can easily be converted into living quarters. The first floor in the building is completely "camera" secured, and current internet and cable system will support the needs of the shelter. The telephone system is included with the building. A conference room will make this a great meeting point for existing and prospective clients with our case managers.

Business Strategy

The goal of SFTSM transitional living program is to help single moms with the necessary support and resources they need to gain self-sufficient living in an atmosphere of spirituality, dignity, integrity and respect. Our program will support families of women and their children that are homeless now or facing homelessness.

A very important part of our strategy is the fundamental basis of helping people in poverty that is laid out in the book When Helping Hurts. Chapter 10 lays this out as follows;

Believing all adults have the necessary resources to achieve independent living, we call our guests into high accountability for their actions or inactions. Adults benefit from this philosophy, as does the entire community.

With the increased awareness of the value community plays in helping to reshape the lives of those in need, we are working to form partnerships and strong relational ties with individuals and community organizations throughout Sun Prairie and the surrounding community. We realize that those who need us most belong to the community, and as such, it is the community joining together that is best able to meet their needs. We are hopeful that through the ongoing involvement and support of others, our guests will continue to receive the care and services they need to help enable them to fully participate in our community.

We believe that the community value in the services SFTSM provides and that the ongoing support of community organizations, including churches, associations and individuals is reflective of the community's means of contributing to the joint effort required to serve the needs of members of the community, and ultimately, of humanity.

Much of this support has been garnered through increased awareness of SFTSM's existence. We do this by promoting fundraisers like Praise in the Prairie (PIP). The first annual PIP was held last year in 2013. More than a dozen churches participated along with hundreds of volunteers to support the event. This event did more for awareness of the homeless problem in Sun Prairie than any other project we had attempted thus far. It also brought unity to the many church denominations in our city. This has been evident ever since then as we continue to receive donations from them in the form of money and necessities like blankets and home furnishings that we are using for our clients as we help them to find housing.

We are currently finalizing our 2015 fund raising schedule which includes our GLSCRIP Program, Run for Shelter, Camp for Shelter and of course Praise in the Prairie to name a few events. We are in the planning stages to expand Praise in the Prairie in 2015 as well.

Housing

The SFTSM Shelter will comfortably house up to 15 families after renovations. The standard length of stay for each family is determined by their individual needs, goals and growth. SFTSM will continue to work with families as long as they show forward movement and progress towards their exit plan.

All basic living needs are provided for each family. Families will be charged program fees to be determined. Each family will have a private sleep room with beds and a closet area. Laundry is available on sight. Two meals will be served each day. Each family will be assigned a case worker "team" to meet with weekly. Case management develops relationships with our clients as they walk alongside each family. Goals, needs and guidelines will be set as that relationship grows and develops.

Long- term, permanent housing is our goal for each of our families. Spiritual maturity and healthy living is key for success. We are currently working with and always looking for landlords that want to work with SFTSM and our clients for permanent housing. Case managers determine when a family is ready for this step and continue to work with the families weekly as they transition from the shelter to permanent housing.

Mentoring

Mentoring is the promotion of a person's physical, mental, spiritual, and emotional health. The goal is to help get a person readjusted and situated within their community. Each person is guided by a case worker to identify personal needs and satisfy personal healing and growth. Developing a strong support network around each family is key, as most families find themselves with little to no support. This is accomplished by support groups within the shelter. Families are encouraged to find a church family they are comfortable with. Families are also encouraged to get involved in Bible studies, youth groups and other group activities that develop relationships.

See sample application attached.

Employment

Employment is the establishment of any sustainable income allowing a person to live a frugal life. Our case workers will support client's as they seek out better employment opportunities. The jobs sought will be determined by the client. Again, as stated in the book *When Helping Hurts*, a series of questions will be used to guide the individual into the right direction of her liking.

Exit Strategy

Case management determines when a family is ready to exit the shelter and move into permanent housing. Weekly meetings will continue until both the client and case manager determine that they can start to meet biweekly and then monthly and eventually to graduate from our program.

Management Summary

Bylaws have been copied and attached which explain management, officers and directors.

SFTSM STAFF

All of our staff are volunteers. We anticipate that we will have our first payroll when we officially open our doors. We will most employ someone on the night shift for security and cleaning. SFTSM is currently in the process of developing our working board. We have a fund raising coordinator, a grant writing coordinator and are currently interviewing a marketing coordinator.

See attached job descriptions

We are also preparing to launch a Capital Campaign. We are working with an expert who has worked on dozens of capital campaigns with great success.

Budget

SFTSM is currently finalizing our budget and can discuss this further when finalized.



DANE COUNTY
PLANNING DEVELOPMENT

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

Conditional Use Application

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

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	<u>Brooks Drive LLC, ^{members} David Baehr & Patrick Schaefer</u>	Agent	<u>Shelter From The Storm Ministries</u>
Address	<u>3392 Brooks Dr. Sun Prairie, WI 53590</u>	Address	<u>P.O. Box 152 Sun Prairie, WI 53590</u>
Phone	<u>608.834.2613</u>	Phone	<u>608.556.2266</u>
Email	<u>david@baehrrinc.com</u>	Email	<u>cynthiawhiteaker@gmail.com</u>

Parcel numbers affected: 0810-123-8860-0 Town: Burke Section: _____
 Property Address: 3392 Brooks Dr Sun Prairie, WI 53590

Existing/ Proposed Zoning District : R-4 10.08(2)(b)

- Type of Activity proposed: Family Homeless Shelter - see #4 on Letter OF Intent
- Hours of Operation 24 hours a day seven days a week
- Number of employees 2 Full time or 4 part time
- Anticipated customers Single moms and their children, volunteers
- Outside storage - none
- Outdoor activities - play area, vegetable garden, fenced in backyard
- Outdoor lighting - same, will not change
- Outside loudspeakers - none
- Proposed signs - same, will place signage where current resident has signage
- Trash removal - waste removal - professional
- 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: Cynthia Whiteaker Date: 12-5-14



Submitted to City of Sun Prairie on 11-29-14
Also submitted a letter of intent to Town of Burke on 11-25-14.

MISCELLANEOUS APPLICATION

DEPARTMENT OF PLANNING
300 East Main Street, Sun Prairie, WI 53590-2227
(608)825-1107
FAX (608)825-1194

LAND DEVELOPMENT APPLICATION FORM

Applications will not be processed unless all required information for the specific application type is submitted and applicable fees paid by 12:00 NOON on the application deadline date. No partial applications will be accepted and final acceptance will be determined by the assigned staff person after the initial submission.

Applicant Initials:

Letter of Intent (6 copies)
Predevelopment Agreement signed (1 copy)
Application checklist complete and signed (1 copy)

OFFICE USE:
Staff Initials:

Applicant information: MINISTRIES
Name: Shelter FROM THE STORM Address: P.O. BOX 152, SUN PRAIRIE
Phone Number: 608.556.2266 Fax Number: _____ E-mail Address: Cynthia Whiteaker@gmail.com

Owner information:
Name: BROOKS DRIVE LLC Address: 3392 BROOKS DR, SUN PRAIRIE
Phone Number: 608.213.6686 Fax Number: _____ E-mail Address: clawde.baehr@inc.com

Primary contact information:
Name: Cynthia Whiteaker Address: 3166 N. Westmount Dr, SUN PRAIRIE
Phone Number: 608.556.2266 Fax Number: _____ E-mail Address: cynthiawhiteaker@gmail.com

Property Information:
Legal Description: See Attached Survey & Plat MAP
(Metes and bounds and other complex descriptions must be submitted on diskette in Microsoft Word format)
Parcel Number: _____ Address/Location: 3392 BROOKS DR, SUN PRAIRIE, WI
Existing Zoning District: _____ Existing Land Use: _____

Brief Description of Project: REZONE 3392 BROOKS DR FROM COMMERCIAL TO R4. NO CHANGES WILL BE MADE TO THE OUTSIDE OF THE BUILDING. FRESH PAINT AND A FENCE AROUND THE BACK OF THE PROPERTY WILL BE INSTALLED

Property Owner Authorization (required): David Ball, Member
(Signature or signed letter of authorization)

Applicant Signature (if different from owner): Cynthia Whiteaker

Attach a separate sheet if more room is needed to supply complete information.

OFFICE USE:
Received in Planning Dept. office by: _____ Date: _____
Fee Paid: _____ Check #: _____ Project Number: _____

Parcel Number -
014/0810-123-8850-0

Current

Parcel Detail Less -

Parcel Maps



Surveyor Map

DCiMap

Google Map

Bing Map

Tax Summary (2014) More +

⚠ Delinquent taxes have been found for this parcel.

Please use the E-Statement below to obtain the exact amount due including interest and penalty.

[E-Statement](#)

Dane County is currently processing tax bills. During this time, current year tax information is not available on AccessDane. Please contact your local municipality for up to date tax information.

District Information

Municipality Name	TOWN OF BURKE
State Municipality Code	014
PLSS (T,R,S,QQ,Q)	08N 10E 12 NW SW (Click link above to access images for Qtr -Qtr)
Section	08N 10E 12 (Click link above to access images for Section)
Plat Name	CSM 10689 (Click link above to access images for Plat) CSM 10689 (Click link above to access images for Surveys within Plat)
Block/Building	
Lot/Unit	1 (Click link above to see images for this Lot)
Parcel Description	LOT 1 CSM 10689 CS63/245&246-3/5/2003 F/K/A LOT 1 CSM 2730 CS11/8-11 & ALSO INCL & DESCR AS SEC 12-8-10 PRT NE1/4SW1/4 & PRT NW1/4SW1/4 (0.765 ACRES EXCL R/W) This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.

Type	State Code	Description
REGULAR SCHOOL	5656	SUN PRAIRIE SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	07SP	SUN PRAIRIE FIRE
OTHER DISTRICT	07BG	BLOOMING GROVE EMS

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/14/2006	4262516		

Show More ▼

DocLink


DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0810-123-8850-0

By Owner Name: BROOKS DRIVE LLC

[Document Types and their Abbreviations](#)

[Document Types and their Definitions](#)

Current Owner	BROOKS DRIVE LLC 
Primary Address	3392 BROOKS DR
Billing Address	3392 BROOKS DR SUN PRAIRIE WI 53590

Assessment Summary		More +
Assessment Year	2014	
Valuation Classification	G2	
Assessment Acres	0.765	
Land Value	\$114,800.00	
Improved Value	\$282,600.00	
Total Value	\$397,400.00	

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning
C-2 DCPREZ-0000-01671

Zoning District Fact Sheets



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210 Martin Luther
City-County Bldg
Madison, WI

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Six Standards of a Conditional Use Permit

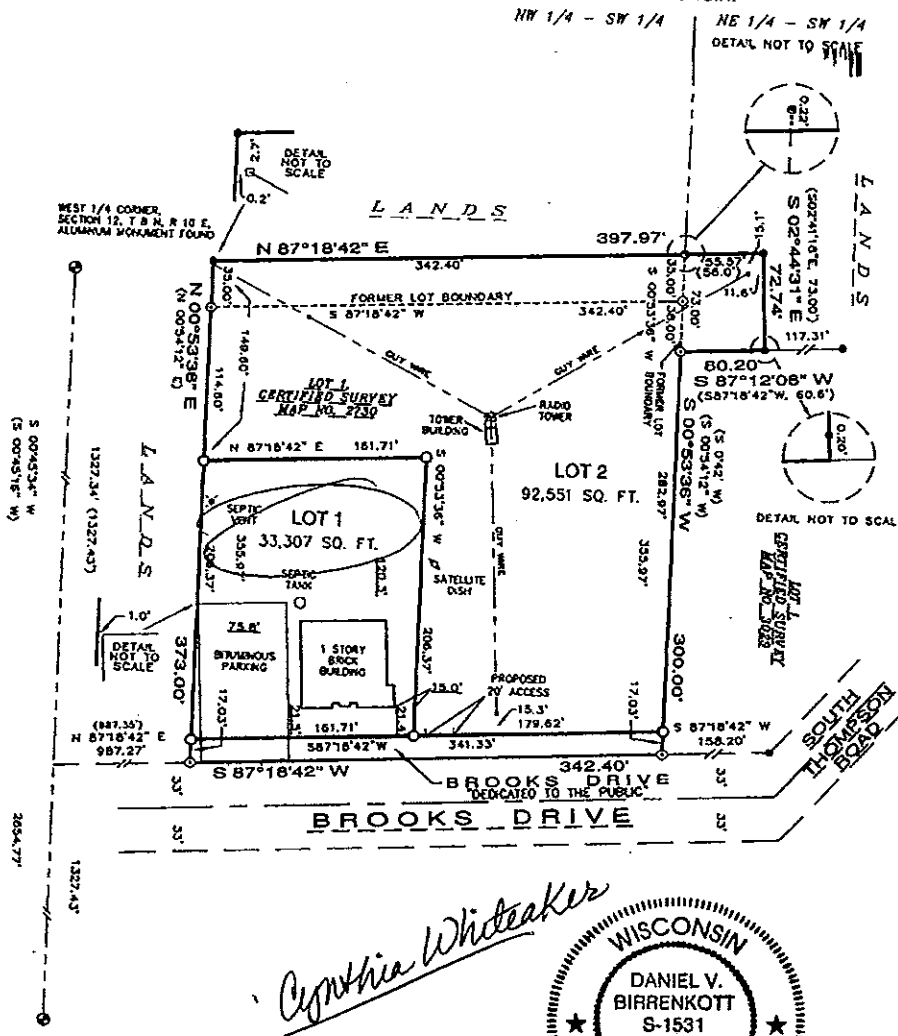
Provide an explanation on how the proposed land use will meet all six standards.

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.
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.
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.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
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.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

002926

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 2730, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T 8 N, R 10 E, TOWN OF BURKE, DANE COUNTY, WISCONSIN.



SOUTHWEST CORNER, SECTION 12, T 8 N, R 10 E, 3/4" O.D. IRON BAR FOUND

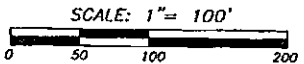
Cynthia Whiteaker

12-5-14



[Signature]
2-23-2003

Surveyed: M.R.
 Drawn: S.O.
 Checked: M.A.P.
 Approved: D.V.B.
 Field Book: 95/41
 Tape/File: J:95484



SHEET 1 OF 2
 OFFICE MAP NO. 020635

- LEGEND
- 1" O.D. IRON PIPE SET, 1.13 Lbs/Ft Min. WL
 - 1-1/4" O.D. IRON PIPE FOUND
 - 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. IRON PIPE FOUND
 - SECTION CORNER MONUMENT, TYPE AS NOTED
 - () INFORMATION OF RECORD
 - GUY WIRE ANCHOR
 - DISTANCE FROM BLDG. CORNER TO LOT LINE

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 12, T 8 N, R 10 E, ASSUMED TO BEAR S 03°43'34" W.

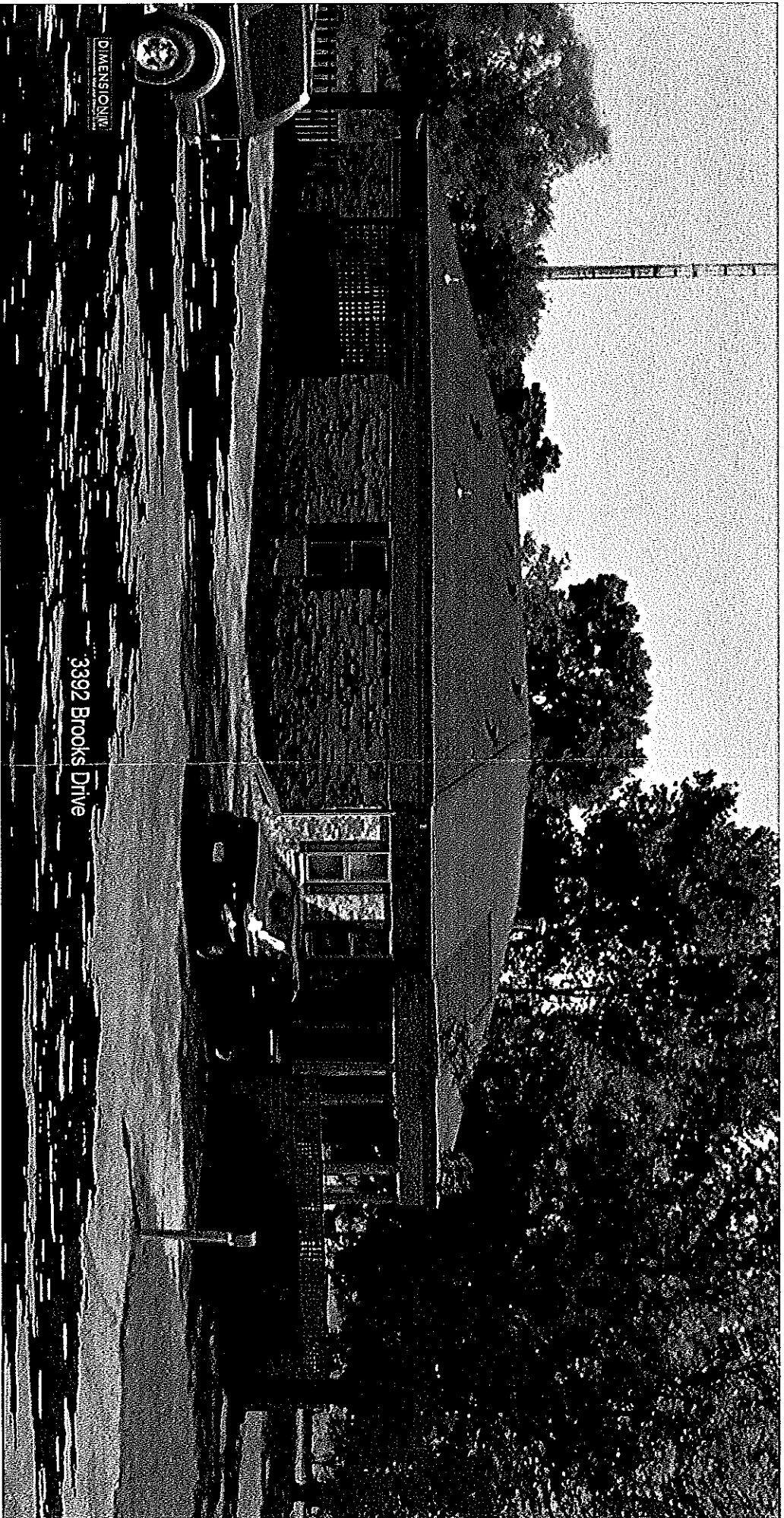
PREPARED BY:
 BIRRENKOTT SURVEYING, INC.
 P.O. BOX 237
 1677 NORTH BRISTOL ST.
 SUN PRAIRIE, WI, 53590
 (608) 837-7463

PREPARED FOR:
 MURPHY & DESMOND, S.C.
 C/O VERN JESSE
 2 EAST NIFFLIN STREET
 SUITE 200
 MADISON, WI 53701-2038
 (608) 268-5580



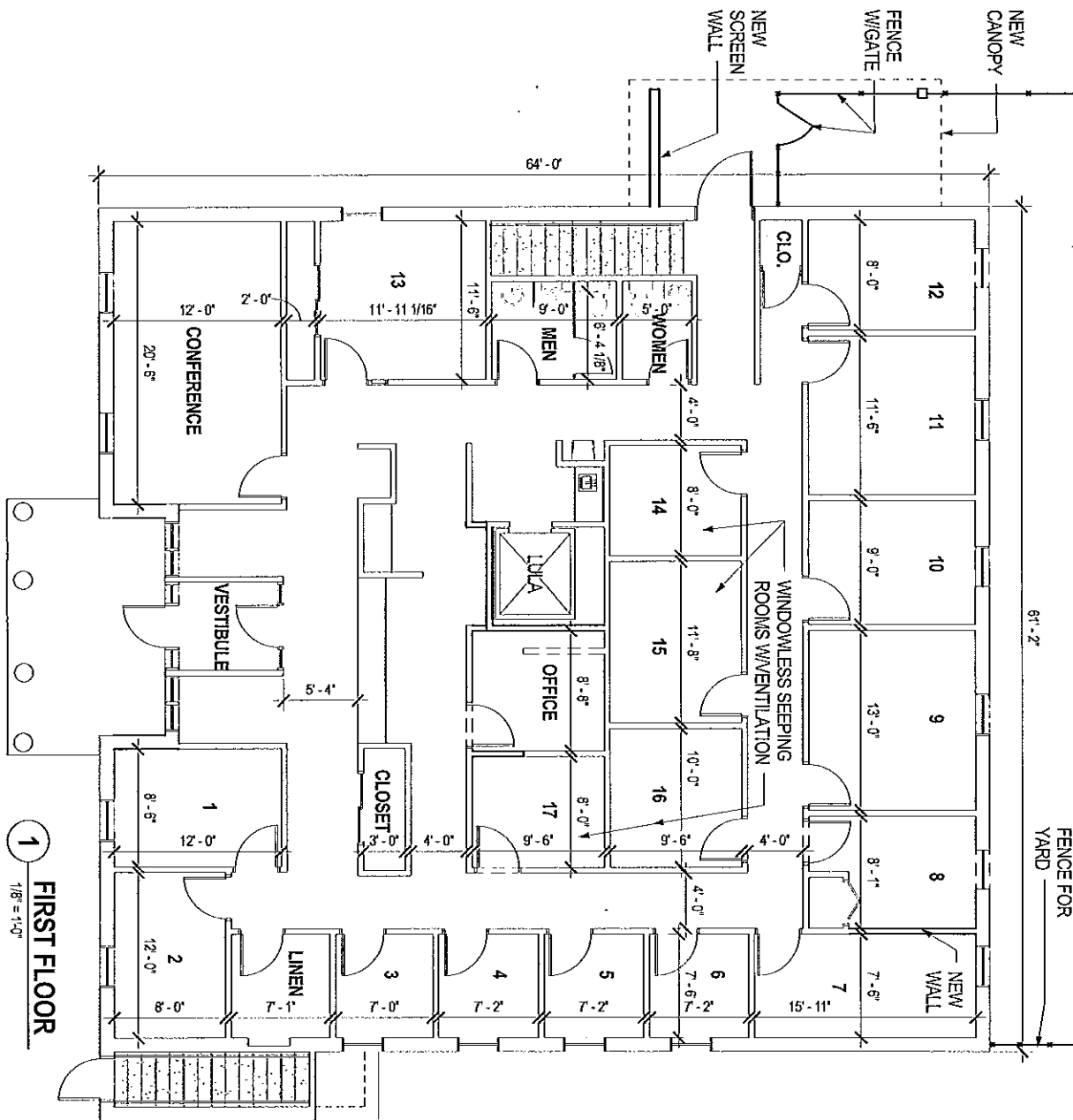
DOCUMENT NO. 3664814
 CERTIFIED SURVEY MAP NO. 10689
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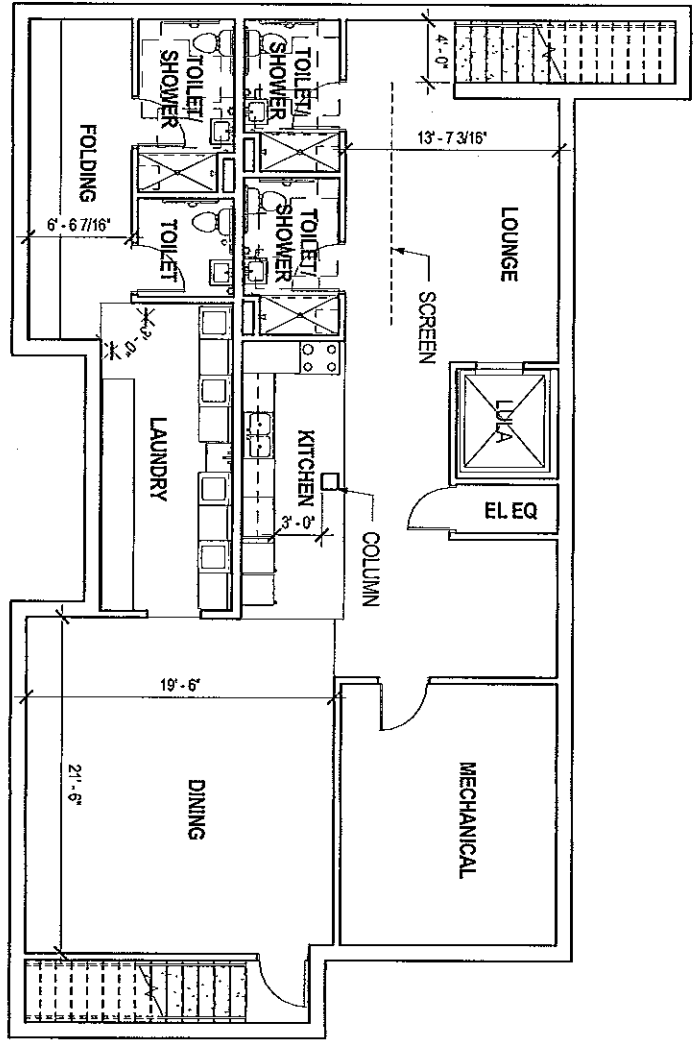
DIMENSIONAL

3392 Brooks Drive



1
 FIRST FLOOR
 1/8" = 1'-0"

SUN PRAIRIE HOMELESS



1 BASEMENT
 1/8" = 1'-0"