

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
12/30/2021	DCPCUP-2021-02556
Public Hearing Date	
03/22/2022	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME AMANDA CULLEN	Phone with Area Code (608) 732-7476	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 4678 COUNTY HIGHWAY FF		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BLUE MOUNDS, WI 53517		(City, State, Zip)	
E-MAIL ADDRESS almcullen@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
4678 County Hwy FF		
TOWNSHIP VERMONT	SECTION 6	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0706-061-9845-0	---	---

CUP DESCRIPTION

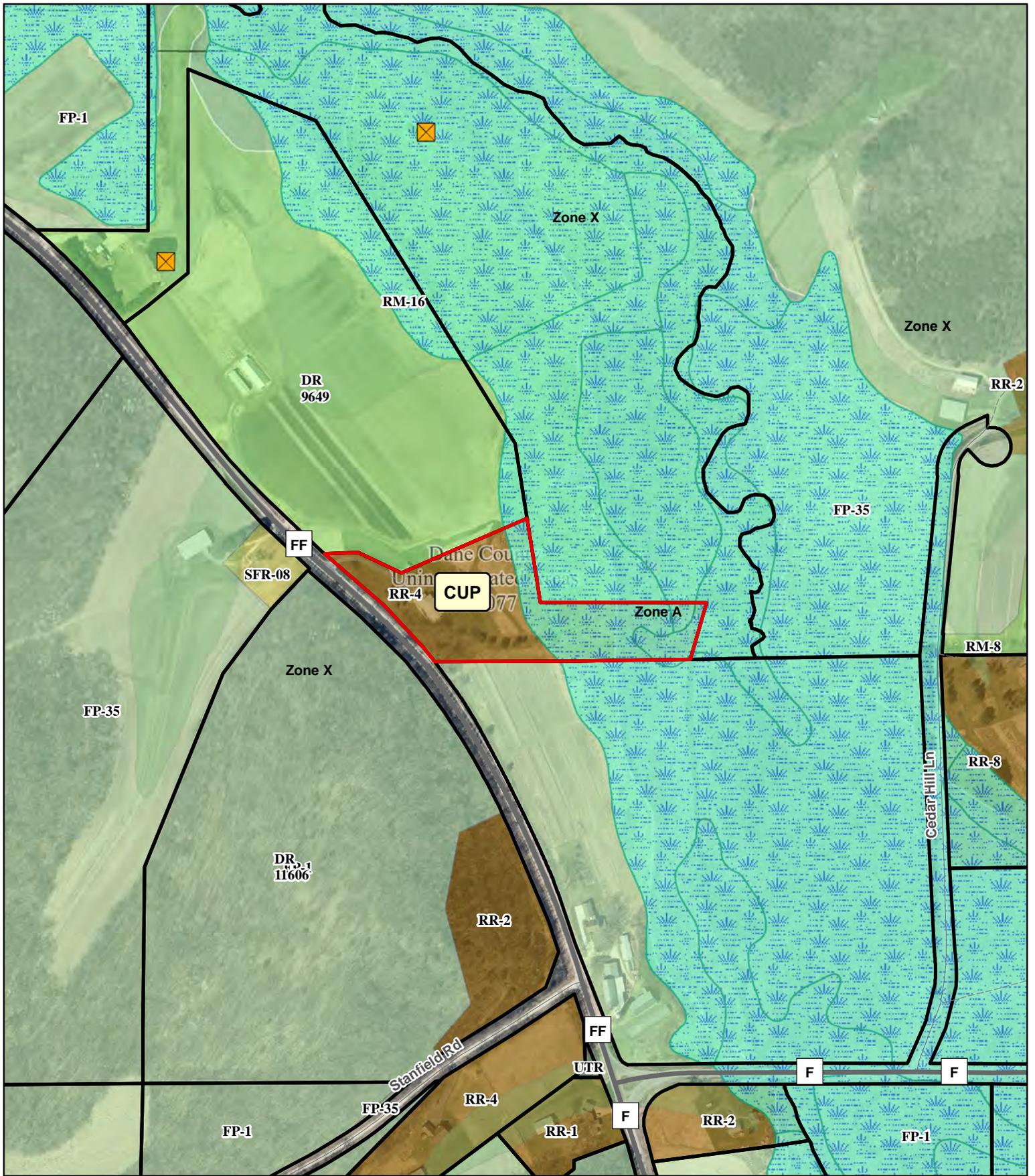
Transient or Tourist Lodging

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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10.243(3)	6.6
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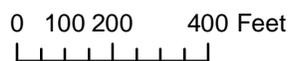
DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: OWNER OCCUPIED TOURIST ROOMING HOUSE - MINIMUM STAY 2 DAYS - 8 PERSON MAXIMUM CAPACITY.



Legend

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



CUP 02556
AMANDA CULLEN



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:	Amanda Cullen	Agent Name:	
Address (Number & Street):	4678 County Rd FF	Address (Number & Street):	
Address (City, State, Zip):	Blue Mounds, WI 53517	Address (City, State, Zip):	
Email Address:	alcullen@gmail.com	Email Address:	
Phone#:	608-732-7476	Phone#:	

SITE INFORMATION

Township:	Vermont	Parcel Number(s):	0706-061-9845-0
Section:	06	Property Address or Location:	4678 COUNTY HIGHWAY FF
Existing Zoning:	RR-4	Proposed Zoning:	
		CUP Code Section(s):	10.243(3)

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):	tourist rooming house	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:

T.R.H. Owner occupied Tourist Rooming House - Minimum stay 2 days - 8 person maximum capacity.
 Note: Working with Dane County Sanitarian regarding max. capacity of existing septic system.

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 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 |
|---|---|--|--|---|--|

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: Amanda L. Cullen

Date: 12/12/21

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.

The home will operate as if it were a typical 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.

guests will stay on this land only.

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.

These will be very short-term stays

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

N/A

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.

people will be arriving/departing on country roads

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

All steps are being taken to comply w/ local regulations.

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

yes, re: Danoy Meier, Permit Plan Commission choice

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.

N/A

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

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 for small adult groups on occasional basis. More than 2 rooms to be rented in the home, hence the CRP. This home will function as if it is a single-family home.

List the proposed days and hours of operation. Occasional wknd use

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

1

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.

No parties allowed, so no noise.

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

N/A

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.

covenant to be recorded w/ Maria Delaruelle for undersized system

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

Town + county sanitation service used

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

N/A

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

N/A

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.

N/A

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

N/A

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

home

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

farmland / home

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

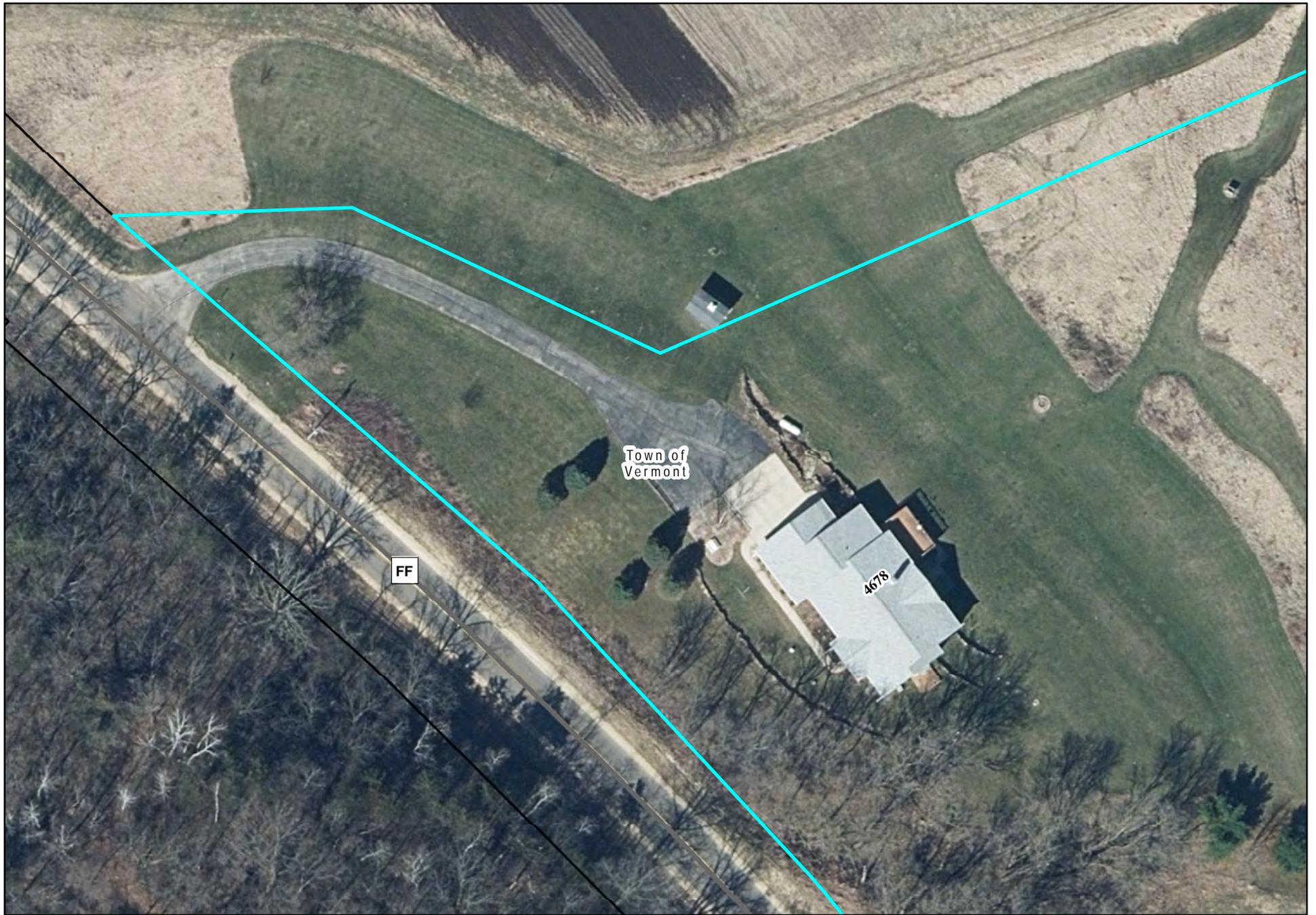
- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

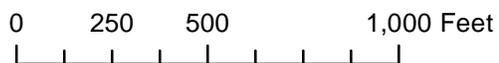
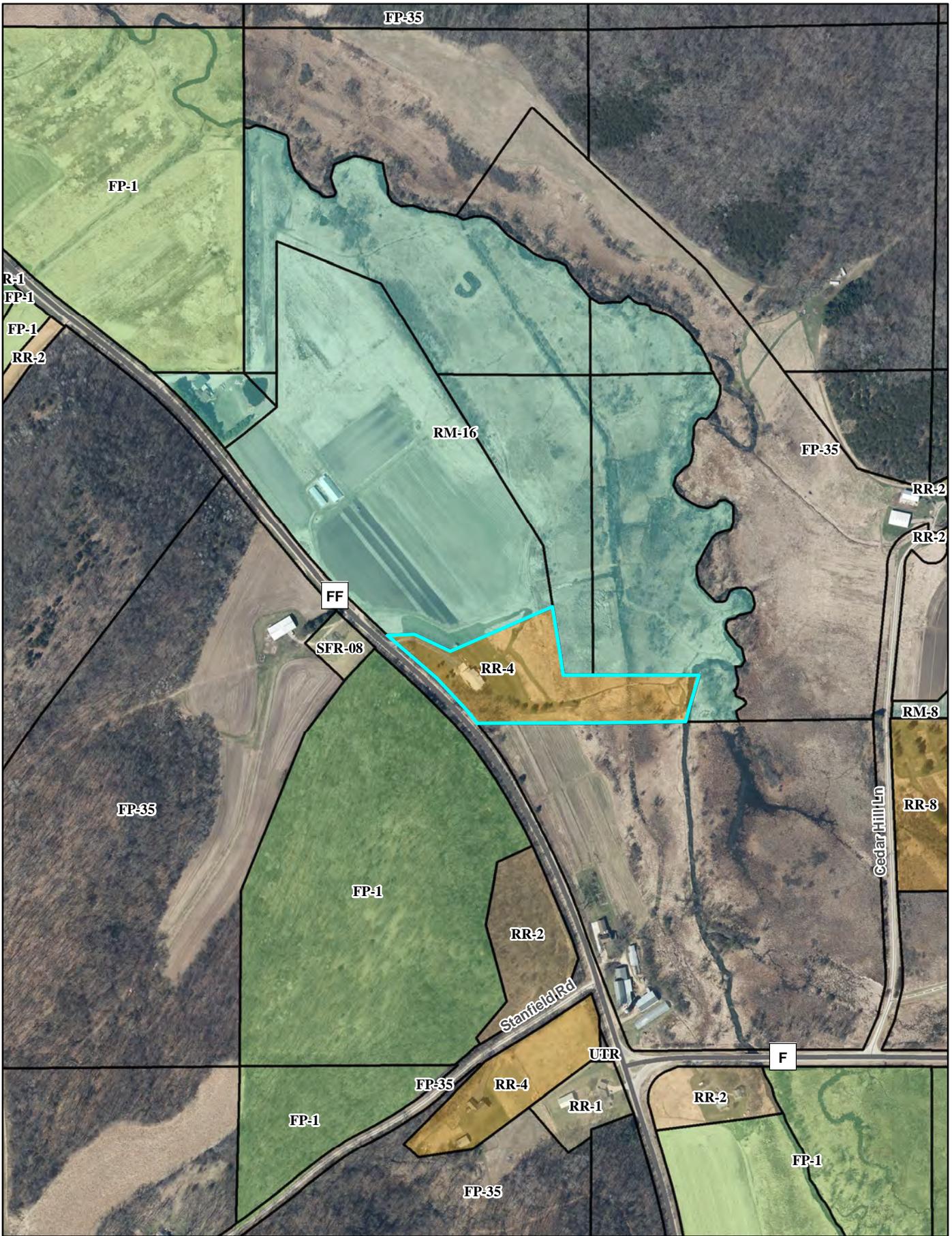
ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).



0 50 100 200 Feet

Site Plan



Neighborhood Plan



BEARINGS REFERRED TO SECTION 5-07-

LEGEND

0 = 3/4" x 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
() = RECORDED INFORMATION

COURSE	BEARING	DISTANCE
L-1	S 40°11'20"E	28.86'
L-2	S 39°08'23"E	395.82'
L-3	S 39°53'09"E	188.77'
L-4	S 42°19'45"E	182.82'
L-5	S 48°08'14"E	139.35'
L-6	S 48°58'21"E	289.99'
L-7	S 45°42'08"E	213.47'
L-8	S 45°41'57"E	179.82'
L-9	S 48°58'21"E	289.87'
L-10	S 48°08'14"E	141.28'
L-11	S 42°19'45"E	184.41'
L-12	S 39°53'09"E	189.88'
L-13	S 39°08'23"E	385.73'
L-14	S 40°11'20"E	31.74'



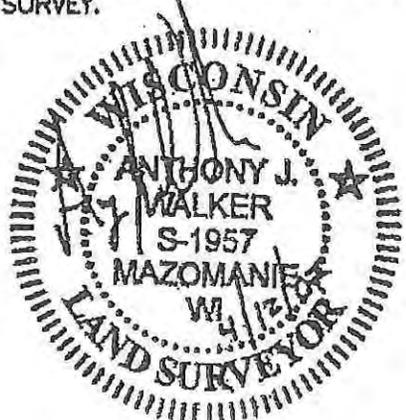
LOT 1
INCL R/W
1,117,452 Sq Ft 25.65 ACRES
EXCL R/W
1,088,297 Sq Ft 24.98 ACRES

SW 1/4 - NW 1/4 SECTION 5
INCL R/W
304,658 Sq Ft 6.88 ACRES
EXCL R/W
287,407 Sq Ft 6.60 ACRES

LOT 2
N 18°25'29"E
188.93'

ED FOR: STEVE PIERCK 4678 HWY FF BLUE S WI 53517

TO BUILDING SITE INFORMATION CONTAINED IN COUNTY SOIL SURVEY.



UNPLATTED LANDS

DOCUMENT NO. 4302999
CERTIFIED SURVEY MAP NO. 12/34
VOLUME 75 PAGE 8