
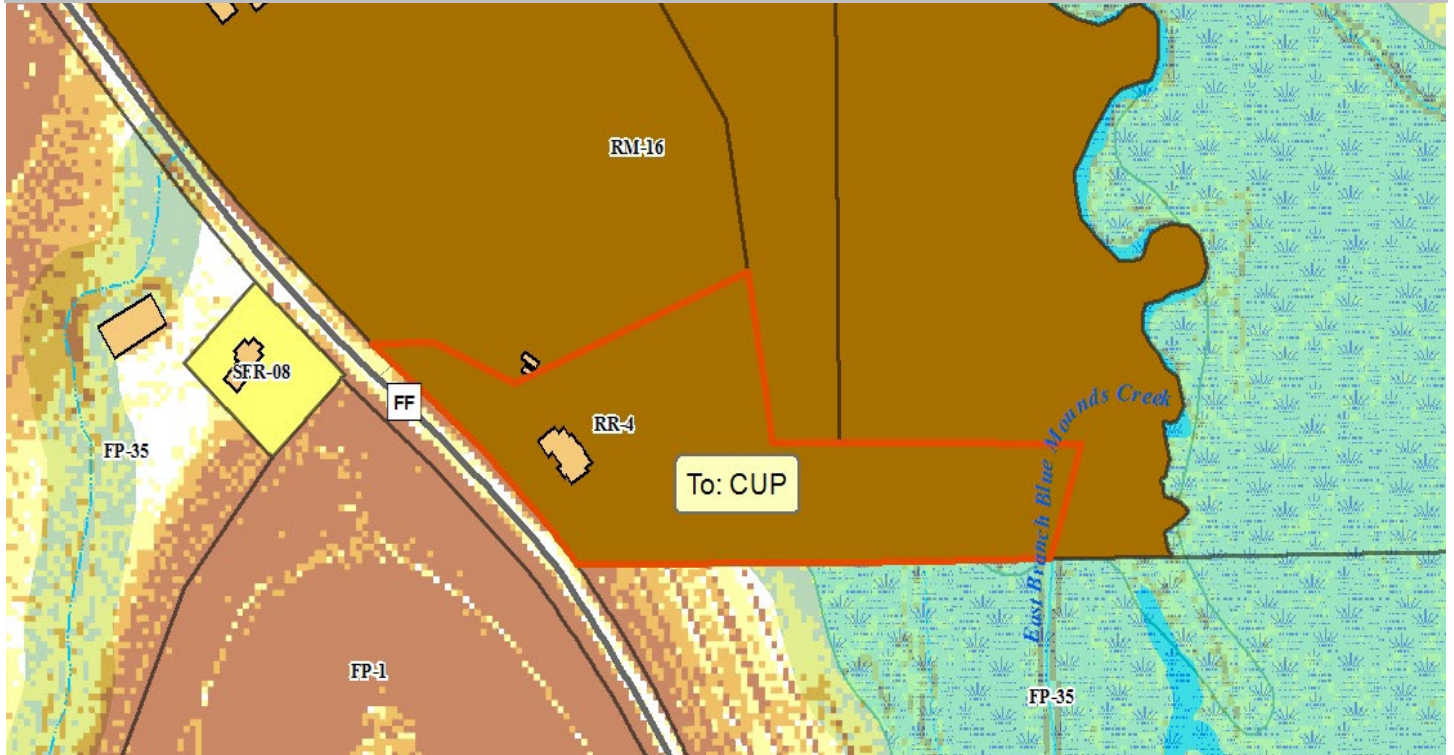


<b>Staff Report</b>    <b>Zoning and Land Regulation Committee</b>	<i>Public Hearing:</i> <b>March 22, 2022</b>	<b>CUP 02556</b>	
	<i>Zoning Amendment Requested:</i> <b>TO CUP: Transient or Tourist Lodging</b>	<i>Town/Section:</i> <b>VERMONT, Section 6</b>	
	<i>Size:</i> <b>6.6 Acres</b>	<i>Survey Required:</i> <b>No.</b>	<i>Applicant:</i> <b>AMANDA CULLEN</b>
	<i>Reason for the request:</i> <b>Transient or Tourist Lodging</b>		<i>Address:</i> <b>4678 COUNTY HWY FF</b>



**DESCRIPTION:** Landowner wishes to rent out 3 – 4 bedrooms of their primary residence on a short-term basis.

**OBSERVATIONS/ FACTUAL INFORMATION:** A previous owner expanded the existing home on the premises from 3 bedrooms to 4 bedrooms, but failed to obtain a revised sanitary permit for the existing septic system. As a result, the existing system is undersized, and is rated only for a maximum occupancy of six people under the Wisconsin Plumbing Code (see ROD# 5806733 in committee packet).

**TOWN PLAN:** The *Town of Vermont / Dane County Comprehensive Plan* includes policies supporting commercial recreation uses that have minimal impact on the natural environment. No new permanent residences would be created with this proposal, so town density caps do not apply.

**RESOURCE PROTECTION:** The site is approximately 250 feet west of wetlands and floodplain associated with the East Branch of Blue Mounds Creek. Shoreland zoning standards apply. No new construction is proposed with this CUP, and no significant impacts are anticipated.

**STAFF:** See page 2 for recommended conditions of approval.  
 For questions about these recommendations, contact Brian Standing at [standing@countyofdane.com](mailto:standing@countyofdane.com)

**TOWN:** The Town Board approved the petition with no conditions.

## CUP 2556

### Recommended conditions of approval

1. The conditional use permit shall expire upon the sale of the property.
2. Noise levels shall not exceed 50 decibels [db(a) scale], as measured from the property line, at any time.
3. Except as provided below, no more than three bedrooms on the premises shall be rented out, to no more than six overnight guests.
4. If the landowner provides to the zoning administrator a sanitary system inspection report, completed by a licensed plumber, which shows the sanitary system is capable of adequately handling the additional demand, occupancy limits may be increased. Under such circumstances, occupancy shall be determined by the capacity of the sanitary system. Under no circumstances shall more than four bedrooms be rented out, to no more than eight overnight guests.
5. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
6. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Uniform Dwelling Code.
7. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
8. The tourist and transient lodging operation must obtain and continue to maintain a short-term rental license approved by the Dane County Division of Environmental Health. The use must also comply with all other legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
9. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
10. At least eight off-street parking spaces must be provided, consistent with s. 10.102(8).
11. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
12. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
13. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
14. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
15. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.