

Dane County  
Conditional Use Permit  
Application

|                     |                   |
|---------------------|-------------------|
| Application Date    | C.U.P Number      |
| 02/20/2024          | DCPCUP-2024-02613 |
| Public Hearing Date |                   |
| 05/28/2024          |                   |

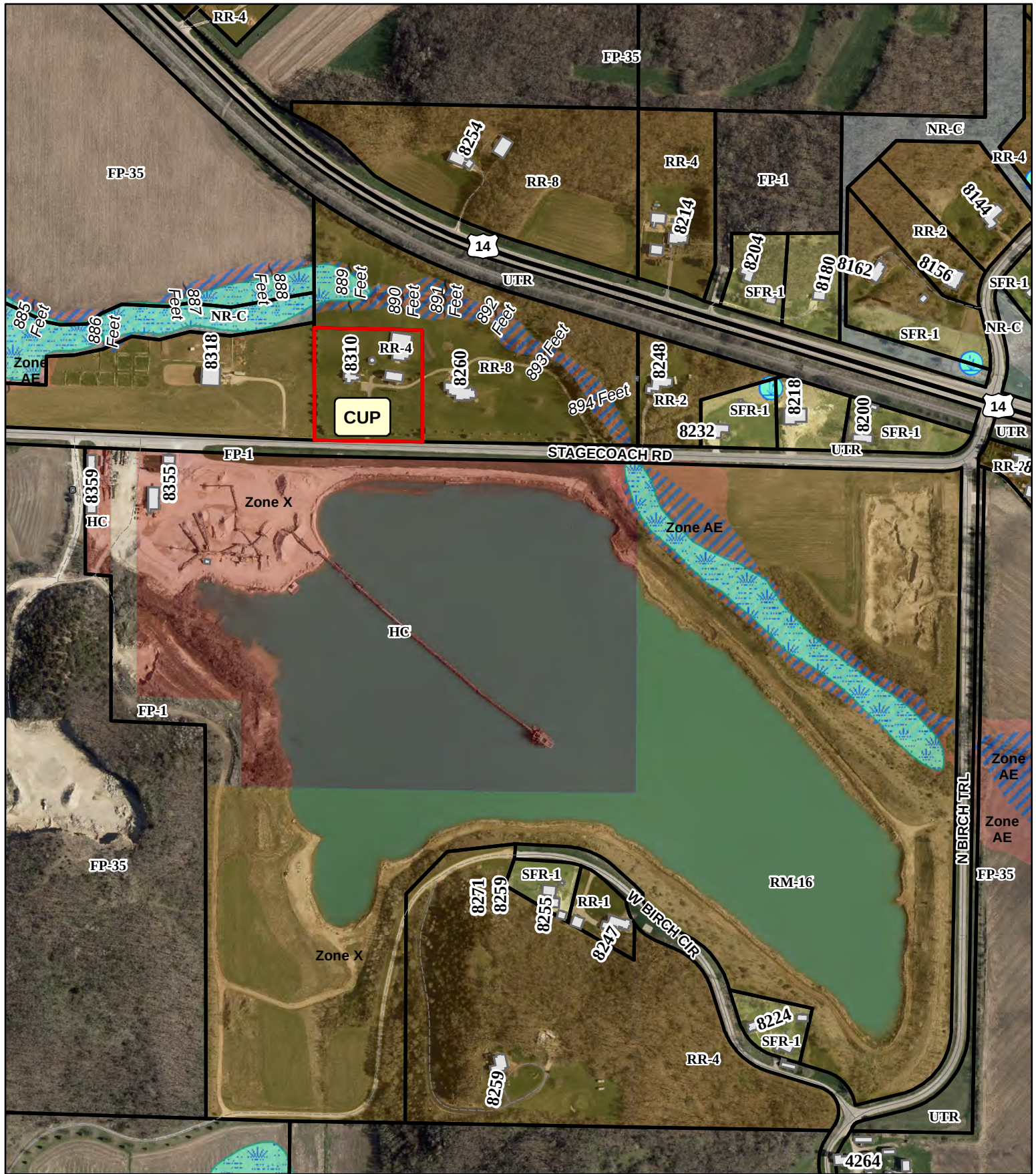
| OWNER INFORMATION                                      |                                        | AGENT INFORMATION                                    |                      |
|--------------------------------------------------------|----------------------------------------|------------------------------------------------------|----------------------|
| OWNER NAME<br>HANEYS TAVERN LLC                        | Phone with Area Code<br>(608) 345-4381 | AGENT NAME<br>JOHN & JILL RILEY                      | Phone with Area Code |
| BILLING ADDRESS (Number, Street)<br>8260 STAGECOACH RD |                                        | ADDRESS (Number, Street)<br><input type="checkbox"/> |                      |
| (City, State, Zip)<br>CROSS PLAINS, WI 53528           |                                        | (City, State, Zip)                                   |                      |
| E-MAIL ADDRESS<br>haneystavern@gmail.com               |                                        | E-MAIL ADDRESS                                       |                      |

| ADDRESS/LOCATION 1         |               | ADDRESS/LOCATION 2         |         | ADDRESS/LOCATION 3         |         |
|----------------------------|---------------|----------------------------|---------|----------------------------|---------|
| ADDRESS OR LOCATION OF CUP |               | ADDRESS OR LOCATION OF CUP |         | ADDRESS OR LOCATION OF CUP |         |
| 8310 Stagecoach Road       |               |                            |         |                            |         |
| TOWNSHIP<br>CROSS PLAINS   | SECTION<br>11 | TOWNSHIP                   | SECTION | TOWNSHIP                   | SECTION |
| PARCEL NUMBERS INVOLVED    |               | PARCEL NUMBERS INVOLVED    |         | PARCEL NUMBERS INVOLVED    |         |
| 0707-111-9265-0            |               | ---                        |         | ---                        |         |

| CUP DESCRIPTION                                               |
|---------------------------------------------------------------|
| Limited Family Business - Educational and Community workshops |

| DANE COUNTY CODE OF ORDINANCE SECTION | ACRES |
|---------------------------------------|-------|
| 10.243(3) & 10.103(12)                | 4.5   |

|                                                          |                        |                            |
|----------------------------------------------------------|------------------------|----------------------------|
| DEED RESTRICTION<br>REQUIRED?                            | Inspectors<br>Initials | SIGNATURE:(Owner or Agent) |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | RWL1                   |                            |
| Applicant<br>Initials _____                              |                        |                            |
|                                                          |                        | PRINT NAME:                |
|                                                          |                        | DATE:                      |



## CUP 2613



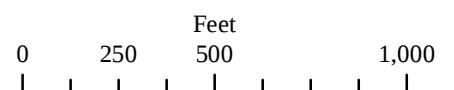
Wetland



Floodway Areas in Zone AE



Floodplain





**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<br>(+\$3000 RF eng review fee) |
| PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS<br>STARTED PRIOR TO ISSUANCE OF PERMIT |                                       |

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

|                             |  |                             |  |
|-----------------------------|--|-----------------------------|--|
| Property Owner Name:        |  | Agent Name:                 |  |
| Address (Number & Street):  |  | Address (Number & Street):  |  |
| Address (City, State, Zip): |  | Address (City, State, Zip): |  |
| Email Address:              |  | Email Address:              |  |
| Phone#:                     |  | Phone#:                     |  |

### SITE INFORMATION

|                  |                  |                               |  |
|------------------|------------------|-------------------------------|--|
| Township:        |                  | Parcel Number(s):             |  |
| Section:         |                  | Property Address or Location: |  |
| Existing Zoning: | Proposed Zoning: | CUP Code Section(s):          |  |

### 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): | Is this application being submitted to correct a violation?<br>Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Provide a short but detailed description of the proposed conditional use:                                                                        |                                                                                                                         |

### 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 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 ( <b>non-refundable</b> ), 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: Jill & John Riley

Date: \_\_\_\_\_

## 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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. 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. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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. <ul style="list-style-type: none"><li>• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:</li><li>• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:</li></ul> |

CUP – 8310 Stagecoach Road, Town of Cross Plains

### Written Statement of Intent and Operations Plan

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.

Haney's Tavern is a Wisconsin State historical marker; built in 1840, it is the oldest known standing building in Dane County. The Tavern (known as an "Inn" in the 1800's) was an original "Stagecoach Stop", that housed early settlers and weary travelers off the Military Trail. The Tavern was later converted to a farmhouse in the early 1900's. The barn was built in 1924.

The business (Haney's Tavern, LLC) shall hold educational and community-based workshops for small groups (less than 50 persons) in the barn. Highlighting seasonal flowers & dried flowers grown on the property. Types of workshops include floral design, creating floral products: candles, soaps, bath & beauty made with locally sourced honey, beeswax, and goats' milk. Morning/evening of flowers with coffee/tea & Yoga.

List the proposed days and hours of operation.

Seasonal - Dawn to Dust - 7 days a week. Workshops primarily run on the weekends. Planning for two to four workshops per week, with no more than 12 workshops total per week. One workshop is approximately 3 hours.

Seasonal CSA flowers to the public and flowers to florist, pick up in Barn.

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

One full time equivalent employee outside of family, family employees 5 (live on property). Workshops will be conducted by family members with occasional guest instructors (i.e. Yoga Instructor, floral designer)

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.

There will be no dust, soot, runoff or pollution associated with operation.

Outdoor speakers will have a maximum decibel limit of 60 db.

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

### Outside processing, operations - Harvesting flowers

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.

**No new construction or infrastructure - Not applicable**

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.

Guests will utilize existing bathroom facilities. A rented Porta-potty may be needed for larger groups (less than 50 persons). Barn lower-level floorplan notes a future bathroom; includes a toilet, sink & shower/water source & drain to rinse, fill buckets.

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

Organic material will be composted on site. John Riley will remove all trash, solid waste and recyclables to an offsite, private receptacle.

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

**The site has adequate pavement & grass lawn parking. Parking on Stagecoach Road is prohibited.**

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- not applicable**

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.

**There is one existing 20' LED pole light for security on the property. Any added lighting shall be dark sky compliant.**

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

**A seasonal, temporary sign 3' x 5' posted at the driveway entrance for workshops and flowers.**

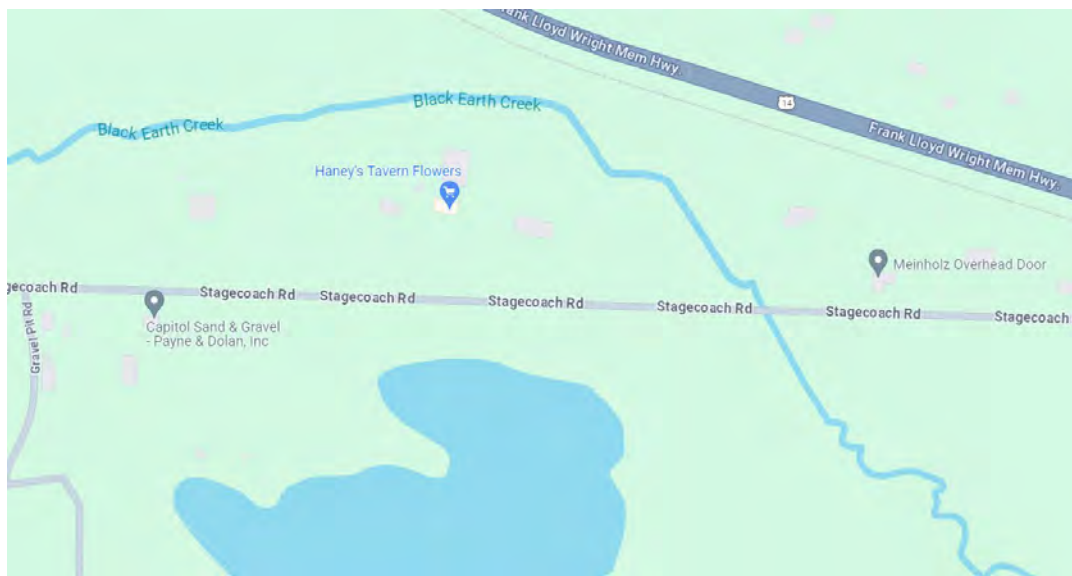
Briefly describe the current use(s) of the property on which the conditional use is proposed.

**Residential, Guest house & Flower farm**

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

From the Farm:

- West is a private agricultural building & a couple of horses
- North – Land, Black Earth Creek (Riley Property), Railroad tracks and Hwy 14 highway
- East – Residential Home (Riley Family – Property & Primary Residence)
- South - Payne & Dolan, Capital Sand and Gravel Quarry – mineral extraction, operates (digging in quarry & trucks hauling material) seasonally 6 days a week. This generates a lot of dust. Noise is created from the dredge digging in the lake, moving of material on conveyer belts and trucks hauling material. The overhead ATC lines on this property consistently buzz.



## BARN LAYOUT & USE NOTES:

Seasonal use for Workshops. The lower level has stone walls and stays cool in the summer months.

The main level is often too warm in the summer months. Main level use is likely to be spring and fall.



Pictured Above: The last three summers in the lower barn, we have hosted National Charity League – Mother Daughter Philanthropy (nonprofit- they volunteer and serve 16 different local philanthropies). We held a Flower workshop- we made 50 mason jar bouquets for Ronald McDonald House Madison common areas and patient rooms to spread Joy to their guests that are dealing with a lot of struggles/ sick family members.



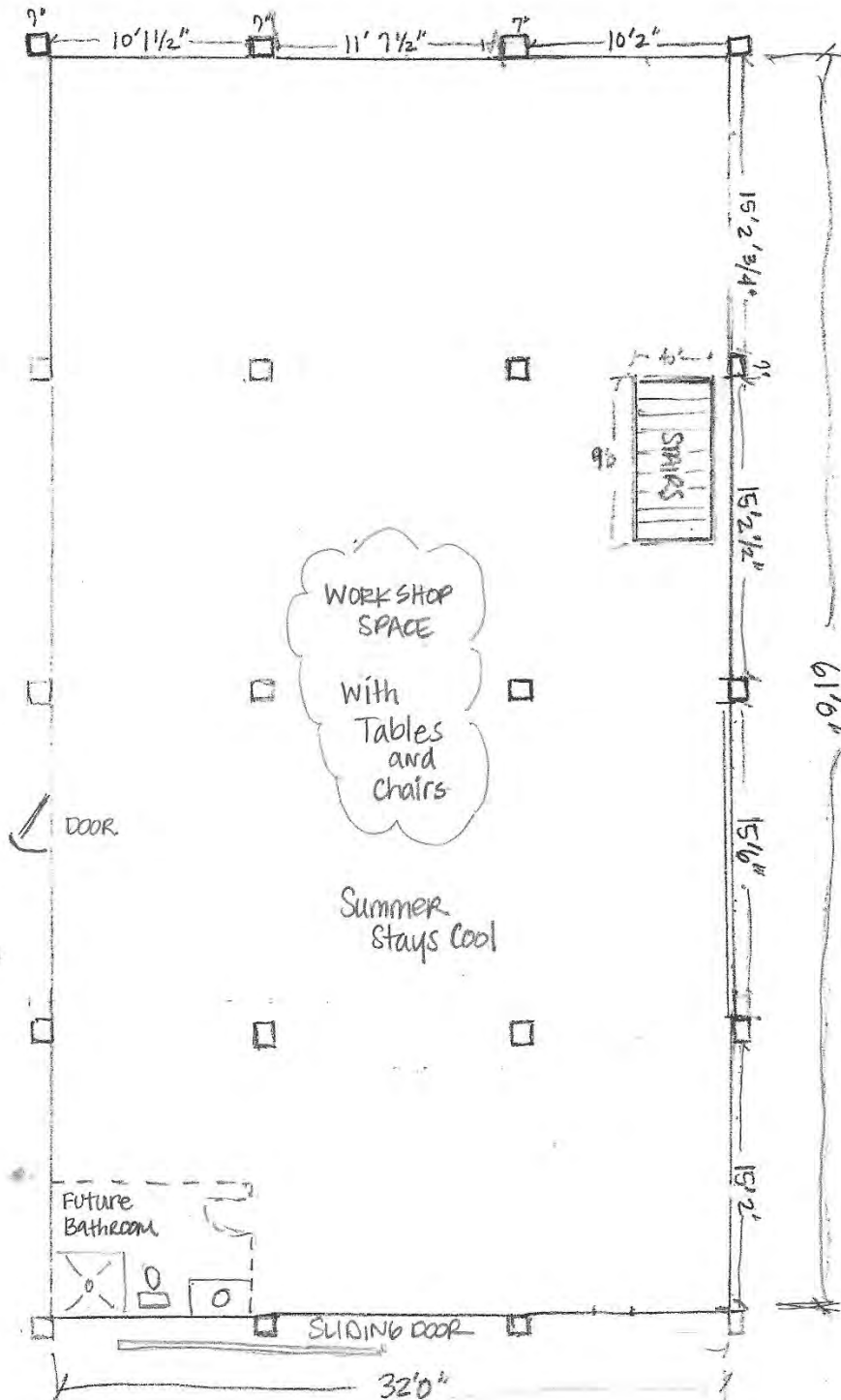
Current Flower Stand & Sign at the Road (something similar, with arrow, portable/ seasonal & displayed on workshop days) Approx. size 3' x 5'



Pictured: Haney's Tavern Farmhouse & Barn

BARN-  
LOWER LEVEL

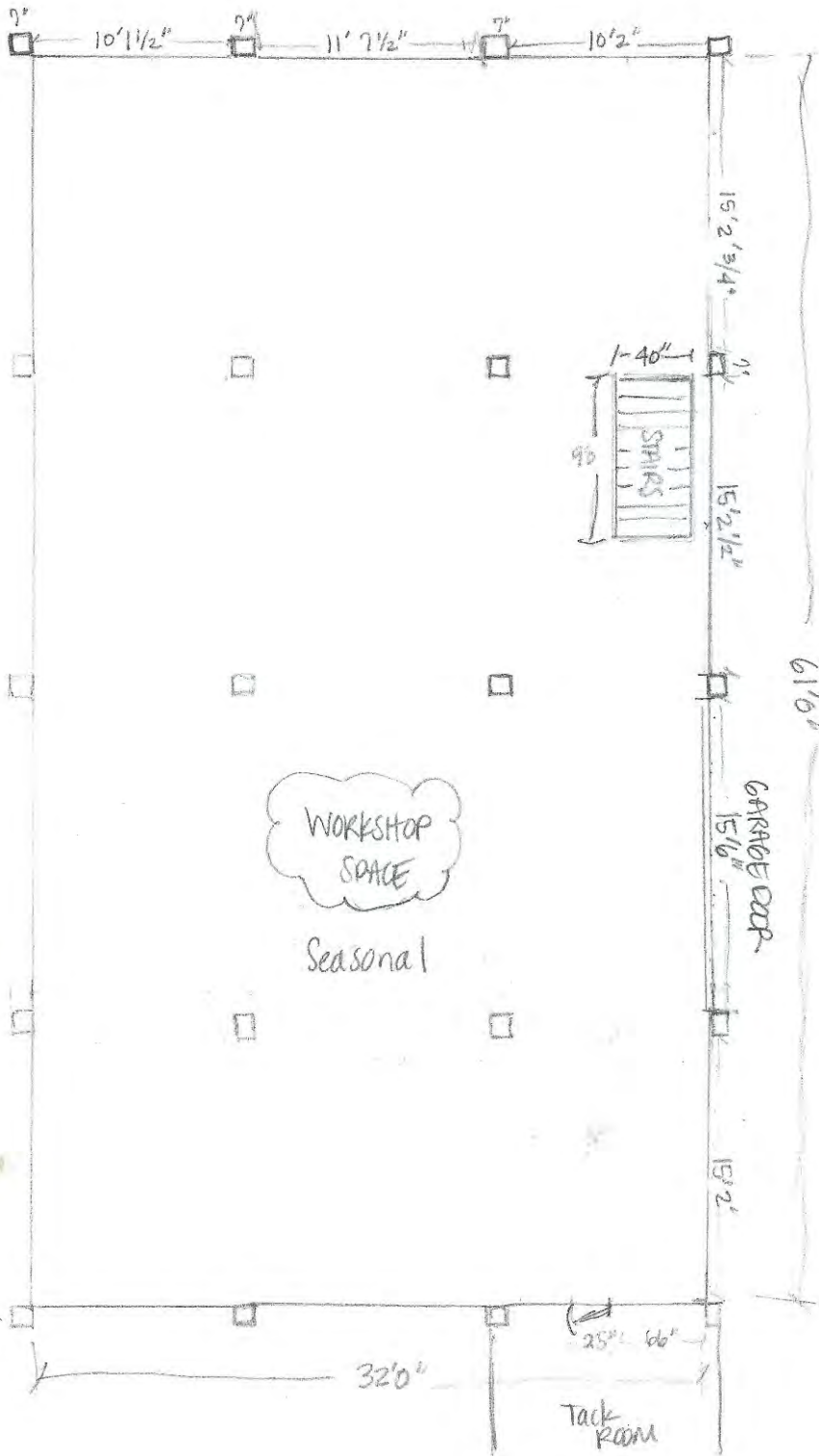
CEILING  
HEIGHT  
8'0"

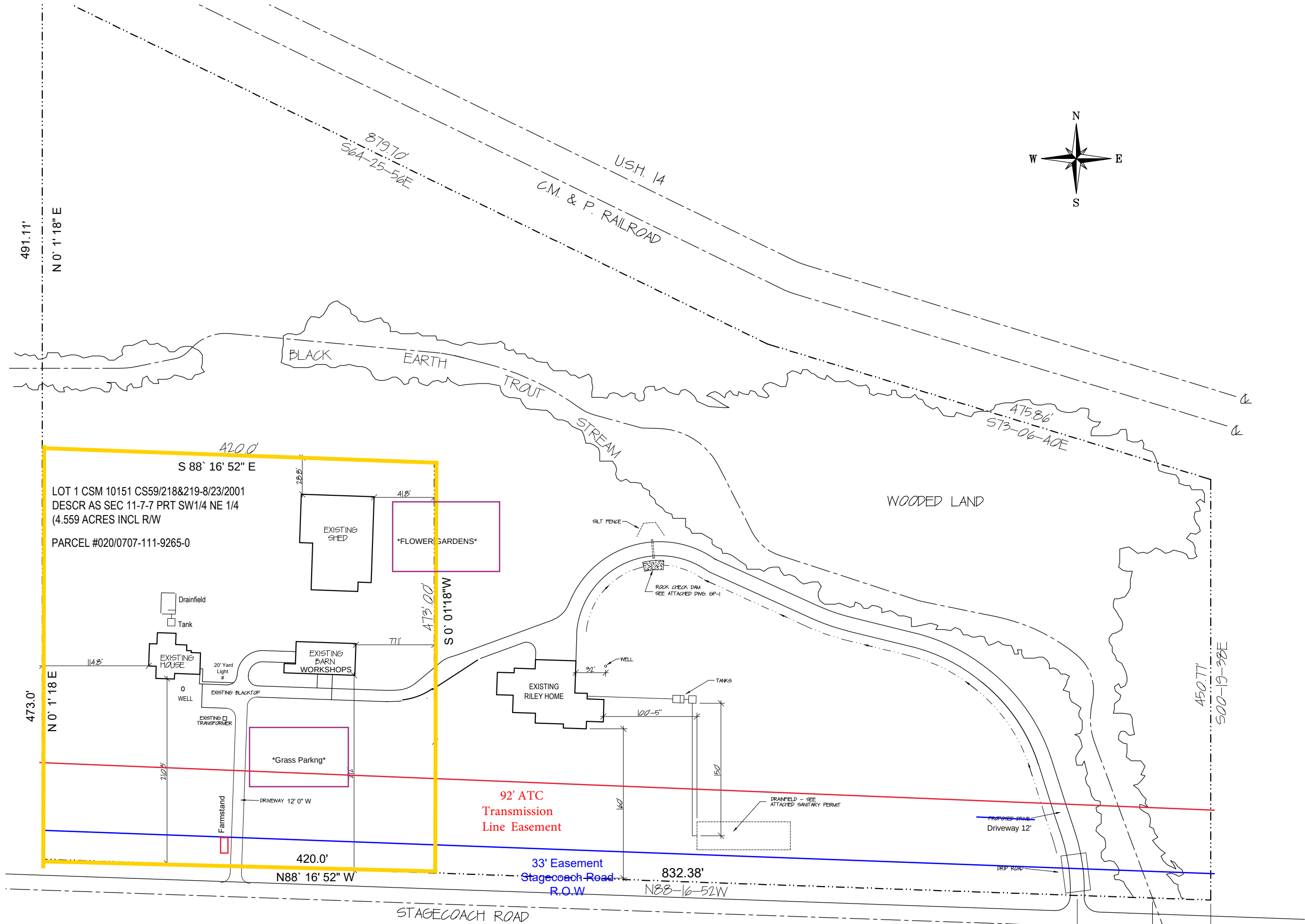


□ BARN STRUCTURE

# BARN- MAIN LEVEL

CEILING  
HEIGHT  
11' 2 1/2"





| SHEET                                                                                       | DRAWING NO.                                                                | DRAWN BY | DATE           | REVISIONS |             |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------|----------------|-----------|-------------|
|                                                                                             |                                                                            |          |                | NO.       | DESCRIPTION |
| SP.1                                                                                        | 1"-50' SITE PLAN                                                           | JFR      | 2002 RVSD 2024 |           |             |
|                                                                                             |                                                                            |          |                |           |             |
| PROJ. # 990000                                                                              | Vera & Robert Riley Residence<br>Stagecoach Rd.<br>Cross Plains, WI. 53528 |          |                |           |             |
| Penethn.f. Sullivan Co. GENERAL CONTRACTORS<br>1314 EMIL ST. MADISON, WI 53713 608/257-2289 |                                                                            |          |                |           |             |

Lot 1 of Certified Survey Map 10151, Section 11, T07N R07E, Town of Cross Plains, Dane County, Wisconsin.

