

Dane County Conditional Use Permit Application

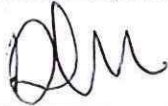
Application Date	C.U.P Number
09/21/2017	DCPCUP-2017-02398
Public Hearing Date	
11/28/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DOLORES KOKINOS	Phone with Area Code (608) 235-5218	AGENT NAME	Phone with Area Code
BILLING ADDRESS (Number, Street) 4447 GOODLAND PARK RD		ADDRESS (Number, Street)	
(City, State, Zip) MADISON, WI 53711		(City, State, Zip)	
E-MAIL ADDRESS DOLORESKOK@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	
4447 GOODLAND PARK RD					
TOWNSHIP DUNN	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-082-8710-4		---		---	

CUP DESCRIPTION
BED AND BREAKFAST

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.093(2)(f)	23.852

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent) 
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	HJH3	
		PRINT NAME: Dolores Kokinos
		DATE: 9-21-17



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:

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

Owner	<u>Dolores Kokinos</u>	Agent	_____
Address	<u>4447 Goodland Park Rd S3711</u>	Address	_____
Phone	<u>608-235-5218</u>	Phone	_____
Email	<u>Doloreskok@gmail.com</u>	Email	_____

Parcel numbers affected: 0610-082-8710-41 Town: Dunn Section: _____
Property Address: 4447 Goodland Park Rd

Existing/ Proposed Zoning District: RH-4 (3732)

- o Type of Activity proposed: Bed and Breakfast
- o Hours of Operation ☒ Thurs-Sun checkin 4pm checkout noon
- o Number of employees ☒
- o Anticipated customers 6
- o Outside storage none
- o Outdoor activities walking on Paths, sitting observing nature, fires in pits
- o Outdoor lighting none - other than normal outside lights on current home, garage, barn
- o Outside loudspeakers none
- o Proposed signs no permanent signage
- o Trash removal - Have largest trash & recycle bin - ~~also~~ Plenty of Room in containers each wk
- o 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:  Dolores Kokinos

Date: 9-13-17

10.093(2) → 10.09(2)(f)

Six Standards of a Conditional Use Permit

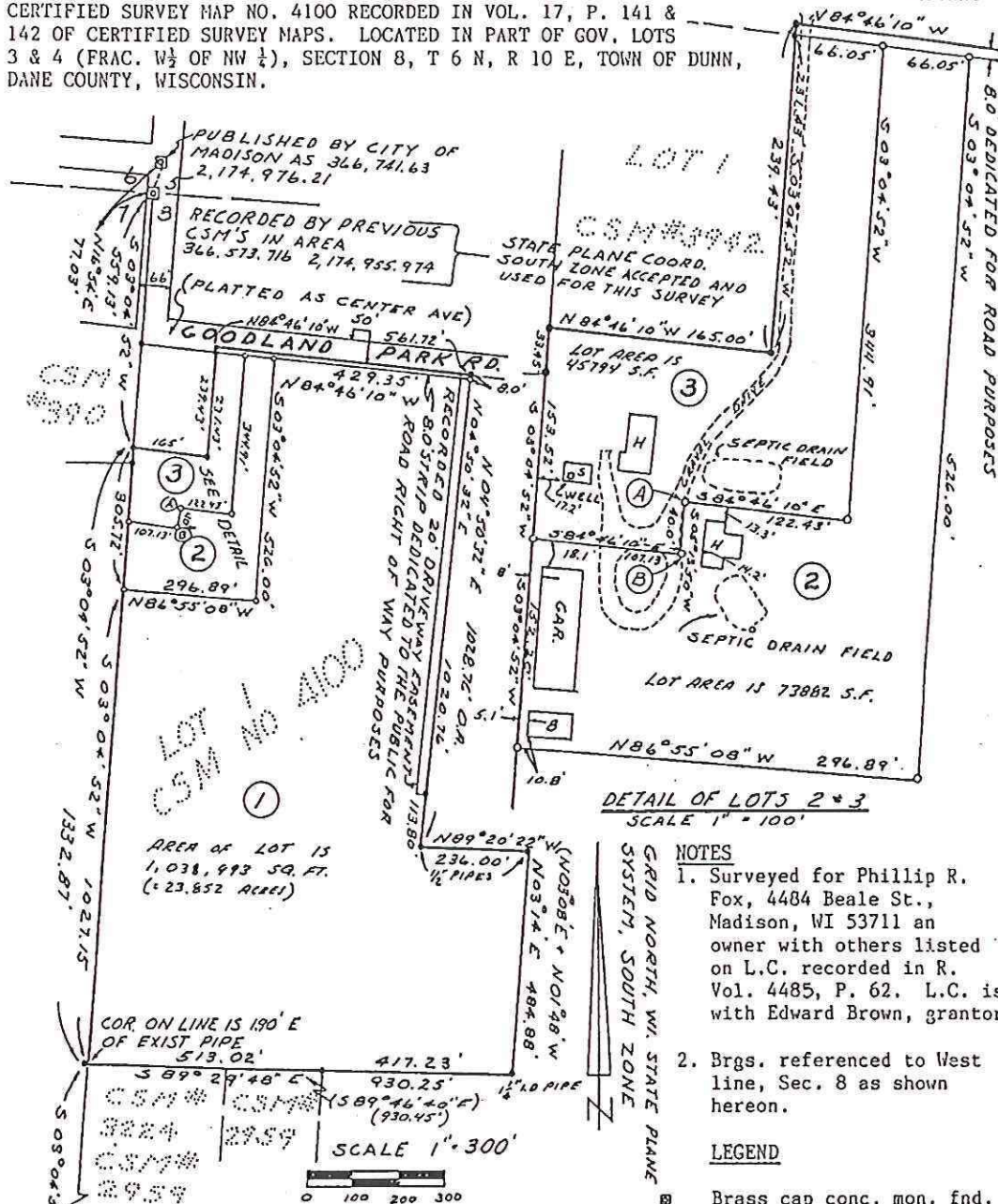
Provide an explanation on how the proposed land use will meet all six standards.

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 property is maintained & up kept. Paths are in excellent condition, wide, no roots or ruts. Home is 25 year old and well maintained. Single story no stairs or steps. Large animals on property are friendly & are for viewing only. Guest will not be permitted to handle the large animals. Dogs are friendly & for most part kept in their kennels during the day.
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.
Currently my property is not used nor utilized by the neighborhood so a Bed & Breakfast will not affect them in anyway.
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.
No property development needs to be done so there is nothing that should impact the neighbors.
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
The guests will be using the driveway that is maintained. ~~can~~ Parking for 3 guest cars can easily be handled on the concrete garage pad, 1 garage stall & grassy gravel pad next to concrete pad.
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.
With max of guest traffic will be on average 3 cars per day max.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.
As far as I know, I have to be licensed with the health department and are working on that permit.

CERTIFIED SURVEY MAP

FOR THE DIVISION OF EXISTING

CERTIFIED SURVEY MAP NO. 4100 RECORDED IN VOL. 17, P. 141 & 142 OF CERTIFIED SURVEY MAPS. LOCATED IN PART OF GOV. LOTS 3 & 4 (FRAC. $\frac{1}{2}$ OF NW $\frac{1}{4}$), SECTION 8, T 6 N, R 10 E, TOWN OF DUNN, DANE COUNTY, WISCONSIN.



NOTES (continued)
3. Refer to building site information contained in the Dane County Soil survey.

Order NO. AB 1160-86
Drafted at ABEX Survey Company
Box 369
Cambridge, Wisconsin 53523
Dwg. No. 1160

REVISED TO ADD CONDITIONS OF APPROVAL REQUESTED BY COUNTY REVIEW AUTHORITY PER LETTER DATED SEPT. 22, 1986; ADDED NOV. 17, 1986

Order NO. AB 1160-86
Drafted at ABEX Survey Company
Box 369
Cambridge, Wisconsin 53523
Dwg. No. 1160

SHEET 1 of 3

DOCUMENT NO. 1982138

CSM NO. 5114

VOLUME 23 PAGE 109

800

CERTIFIED SURVEY MAP

FOR THE DIVISION OF EXISTING
CERTIFIED SURVEY MAP NO. 4100 RECORDED IN VOL. 17, P. 141 & 142 OF CERTIFIED SURVEY
MAPS. LOCATED IN PART OF GOVERNMENT LOTS 3 & 4 (FRAC. $\frac{1}{2}$ OF NW $\frac{1}{4}$), SECTION 8, T 6 N,
R 10 E, TOWN OF DUNN, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Glen L. Northrop, hereby certify that I have surveyed, divided and mapped the lands described below according to the provisions of Chapter 236.34 of the Wisconsin Statutes and that this map and description is a true representation of the field survey made and is correct to the best of my knowledge and belief. Said surveyed lands being described by metes and bounds description following.

All that part of Government Lots 3 and 4 (fractional West $\frac{1}{2}$ of the NW $\frac{1}{4}$) in Section 8, T 6 N, R 10 E, Town of Dunn, Dane County, Wisconsin having previously been surveyed and recorded as Lot 1 of Certified Survey Map No. 4100, Document No. 1779770, recorded in Volume 17 of Certified Survey Maps on pages 141 and 142 and described as follows:

Commencing at the brass cap in concrete monument found perported to be the NW corner of said Section 8 by previous recent area surveys; thence S 03° 04' 52" W (Grid North Bearing) along the west line of said Section 8, 559.13' to the point of beginning; thence S 03° 04' 52" W, 1332.87'; thence S 89° 29' 48" E, 930.25'; thence N 03° 14' E, 484.88'; thence N 89° 20' 22" W, 236.00'; thence N 04° 50' 32" E, 1028.76'; thence N 84° 46' 10" W, 561.72'; thence S 03° 04' 52" W, 239.43'; thence N 84° 46' 10" W, 165.00' to the point of beginning. Containing 26.70 acres.

Prepared and certified at ABEX Survey Company this 4th day of SEPTEMBER, 1986.

Glen L. Northrop
Glen L. Northrop S-982



TOWN BOARD RESOLUTION - TOWN OF DUNN

"Resolved that this Certified Survey Map is approved for recording by the Town Board of the Town of Dunn and the Town Road dedication designated herein is hereby acknowledged and accepted by the Town of Dunn."

I hereby certify that the foregoing is a resolution presented and adopted by the Town Board of the Town of Dunn on September 16, 1986.

Rosalind Hausman
, Clerk

CITY OF MADISON APPROVAL

Approved by the City of Madison Plan Commission per action by its Secretary on NOVEMBER 6, 1986.

George Austin (by Allen J. Martin)
, Secretary

Order No. AB 1160-86
Drafted at ABEX Survey Company
P.O. Box 369
Cambridge, WI 53523
Dwg. No. 1160

DOCUMENT NO. 1982138
CERTIFIED SURVEY NO. 5114
VOLUME 23 PAGE 110

CERTIFIED SURVEY MAP

FOR THE DIVISION OF EXISTING
CERTIFIED SURVEY MAP NO. 4100 RECORDED IN VOL. 17, P. 141 & 142 OF CERTIFIED SURVEY
MAPS. LOCATED IN PART OF GOVERNMENT LOTS 3 & 4 (FRAC. $W\frac{1}{2}$ OF $NW\frac{1}{4}$), SECTION 8, T 6 N,
R 10 E, TOWN OF DUNN, DANE COUNTY, WISCONSIN.

COUNTY PLANNING AGENCY APPROVAL

Approved for recording by the Dane County Agriculture, Environment and Land Records
Committee on December 4, 1986.

Norbert Scribner #3740
Norbert Scribner, authorized representative

OWNERS CERTIFICATE OF DEDICATION

As owners, we hereby certify that we caused the land described on this Certified
Survey to be surveyed, divided and mapped, and dedicated as represented on this map.

Witness the hand and seal of said owners this 28 day of November, 1986.

Donald B. Trudell
Donald B. Trudell

Phillip R. Fox
Phillip R. Fox

Susan Trudell
Susan Trudell

Mary Fox
Mary Fox

STATE OF WISCONSIN)
COUNTY OF DANE) ss

Personally came before me the 28th day of November, 1986 the above named
Donald B. Trudell, Phillip R. Fox, Susan Trudell, Mary Fox, to me known to be the
persons who executed the foregoing instrument and acknowledged the same.

Jill M. Gritum
Notary Public

My Commission Expires 12/18/88

Jill M. Gritum
NOTARY PUBLIC - STATE OF WI
My Commission Expires Dec 18, 1988



REGISTER OF DEEDS CERTIFICATE

Received for recording this 4th day of DECEMBER, 1986, at 9:39 o'clock

A .M. and recorded in Volume 23 of Certified Surveys, Pages 109/111.

CAROL R MAHNKE
Carol R. Mahnke, Register of Deeds,
Dane County, Wisconsin

KAREN L C SUBERA
DEPUTY

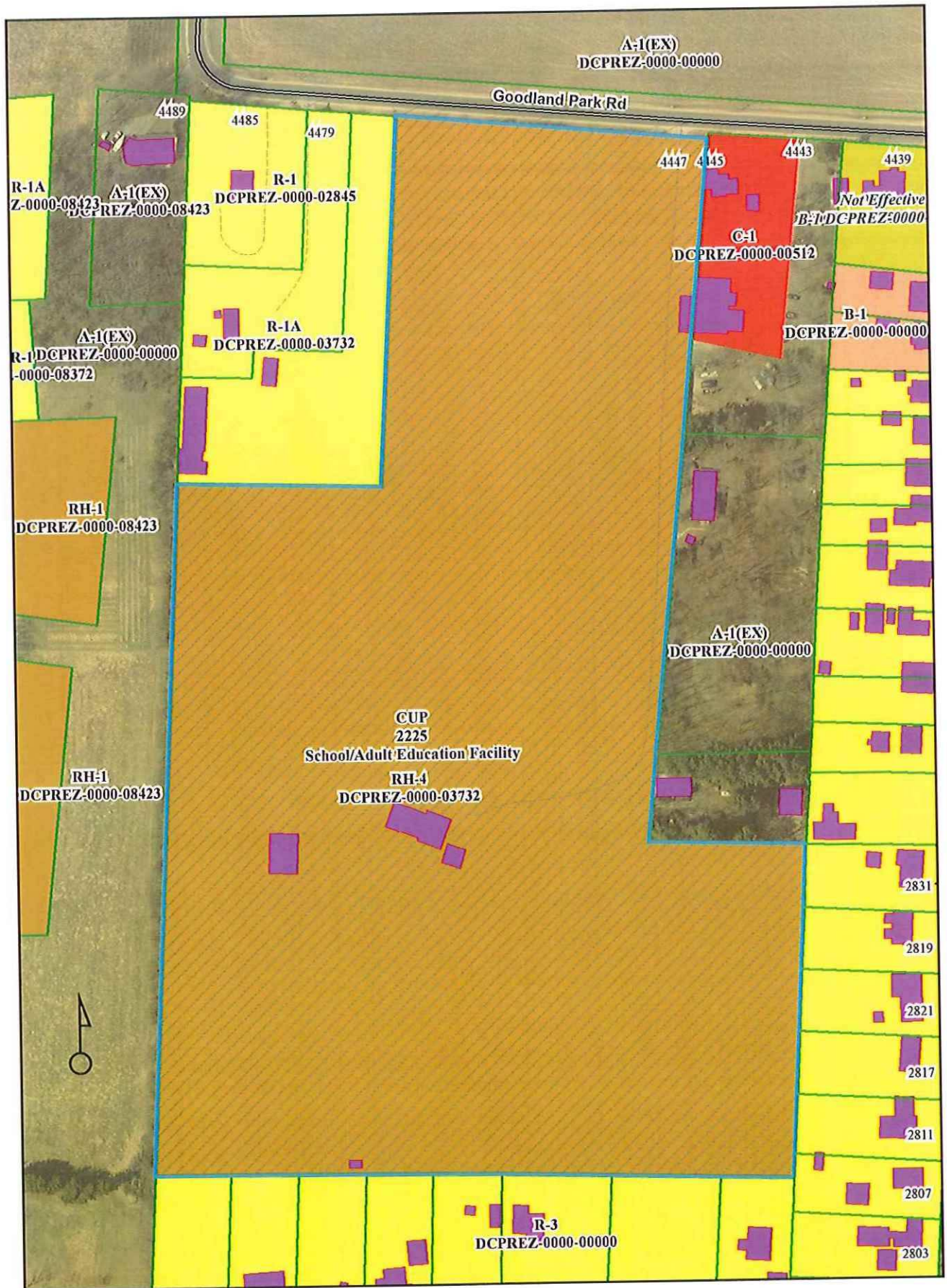
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DOCUMENT NO. 1982138

CERTIFIED SURVEY MAP NO. 5114

VOLUME 23 PAGE 111

0 50 100 200 Feet



0 50 100 200 Feet





Legend

Significant Soils

Class

Class 1

Class 2

Floodplain

Wetland



0 175 350 700 Feet



CUP 02398
DOLORES KOKINOS