

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/18/2017	DCPREZ-2017-11226
Public Hearing Date	C.U.P. Number
12/11/2017	DCPCUP-2017-02401

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LARUA D ROBISON	PHONE (with Area Code)	AGENT NAME	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 700 TAYLOR LN		ADDRESS (Number & Street)	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS LAURA@WALNUTBANK.COM		E-MAIL ADDRESS	

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	
700 TAYLOR LN					
TOWNSHIP DUNKIRK	SECTION 20	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-201-9665-3					

REASON FOR REZONE	CUP DESCRIPTION
ZONING TO ALLOW FOR A LIMITED FAMILY BUSINESS	LIMITED FAMILY BUSINESS

FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	A-2 (1) Agriculture District	1.3	10.126(3)(m)	1.3

C.S.M REQUIRED? ☐ Yes ☒ No Applicant Initials <u>LDR</u>	PLAT REQUIRED? ☐ Yes ☒ No Applicant Initials <u>LDR</u>	DEED RESTRICTION REQUIRED? ☐ Yes ☒ No Applicant Initials <u>LDR</u>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <u>Laura L. Davis</u>
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PRINT NAME: <u>Laura L. Davis</u>
DATE: <u>10/18/2017</u>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

Zoning Division
City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

o **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.

o **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

Rich Morris & Laura Davis (formerly Robison)

Agent's Name

Address 700 Taylor Ln, Stoughton, WI 53589

(608) 233-7684

Address

Phone

laura@walnutbank.com

Phone

Email

Email

026/0511-201-9665-3

Town: Dunkirk Parcel numbers affected:

Section: Parcel "B" Property address or location: 700 Taylor Ln, Stoughton, WI 53589

Zoning District change: (To / From / # of acres) **To: A-2 (1) From: A-1 (ex) 1.3 acres**

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

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

- o Separation of buildings from farmland
- o Creation of a residential lot
- o Compliance for existing structures and/or land uses
- X Other:

The purpose of the requested zoning change is to eventually seek a permit to build an accessory building on our property, the height of which would exceed the 12 foot maximum height designated in the A-1(ex) zoning. The accessory building will be a single story structure, but will be built atop the existing detached concrete garage. The height will be 9-10 feet at street level, but 22-23 feet high on the side faced by the garage, which is built into a slope.

The accessory building will house a Limited Family Business that is currently conducted within the family residence. The business ("BroodMinder") serves the agricultural practice of beekeeping. BroodMinder develops, assembles, and sells wireless electronic beehive monitors, including a temperature and humidity measuring devices and a hive scale. The goal of the company is to sustain honey bees by giving beekeepers information to guide best practices to enhance hive success. The information collected is shared with beekeepers throughout the U.S.

The property is fully developed. The accessory building would not increase the square footage of property occupied by buildings, nor change the drainage or other use or structure of the property. The property is 1.3 acres.

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

Submitted By:

Laura Davis RMC

Date:

10/16/2017



DANE COUNTY
PLANNING & DEVELOPMENT

Conditional Use Application

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	Richard Morris & Laura Davis (formerly Robison)	Agent	_____
Address	700 Taylor Ln, Stoughton, WI, 53589	Address	_____
	608-233-7684		
Phone	_____	Phone	_____
Email	laura@walnutbank.com	Email	_____

Parcel numbers affected: 026/0511-201-9665-3
Section: Parcel "B"

Town: Dunkirk

700 Taylor Ln, Stoughton WI 53589

Property Address: _____

Existing/ Proposed Zoning District : Existing: A1 (EX) Proposed: A-2 (1) (Zoning change application in process)

10.126(3)(m) LFB

- o **Type of Activity proposed:** Limited family business. BroodMinder is a business which develops, assembles, and distributes wireless electronic bee hive monitors, including temperature and humidity sensors and a bee hive scale. The mission of BroodMinder is to help sustain honey bees by gaining insights into best beekeeping practices through data sharing among bee keepers throughout the U.S.
- o **Hours of Operation:** BroodMinder sells it's products via the internet, so hours of operation are not necessary. Business activities by the owner (Rich Morris) are undertaken in the home 8-12 hours per day.
- o **Number of employees:** The owner is the only full-time employee. He hires students to assemble his products part time for no more than a total of 40 hours per week.
- o **Anticipated customers:** Beekeepers from nearly every state in the US have purchased BroodMinder products online, as well as those in Europe and Australia.
- o **Outside storage:** None

- **Outdoor activities:** There are four beehives on the property used to test BroodMinder products.
- **Outdoor lighting:** Wall-mounted residential outdoor lights turned on in the evening and off generally by 10 pm.
- **Outside loudspeakers:** None
- **Proposed signs:** None
- **Trash removal:** Trash and recycling produced by BroodMinder is minimal and is included within the weekly family trash and recycling pick-up.
- 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:

Laura Davis R. J. Mearns

Date:

10/16/2017

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 operation of the limited family business takes place within the family home. There are four beehives on the property used to test the wireless beehive monitoring devices produced by the business. The hives do not constitute a hazard because they are situated about 50 feet from the family residence and 70 feet from the nearest neighbor, and are separated from the neighbor's property by thick vegetation.

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.

This family business places no impediments to neighbors' enjoyment of their property, and constitutes no competition with any other businesses. With the exception of beekeeping (described in the section above) all business activities currently take place within the family home. Because it is an e-commerce business, there are no traffic or parking issues and no strangers approaching the local properties. There are occasional deliveries of materials used for the business, and these are provided by the US postal service or UPS and represent small to medium-sized packages that are placed in the mailbox or front porch.

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.

The accessory building for which we will be seeking a permit to build in 2018 depends on approval of an application for zoning change from A-1 (ex) to A-2 (1). If approved, the planned accessory building will be built atop the existing detached concrete garage and will face the front yard where it will be accessible at yard-level. It will be built in the same style and with the same finishes as the family home and will have a residential rather than commercial appearance.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The business is run within the existing family home, which is fully improved, including utilities, roads, and drainage. If the accessory building is approved, the only utility required will be electrical wiring.

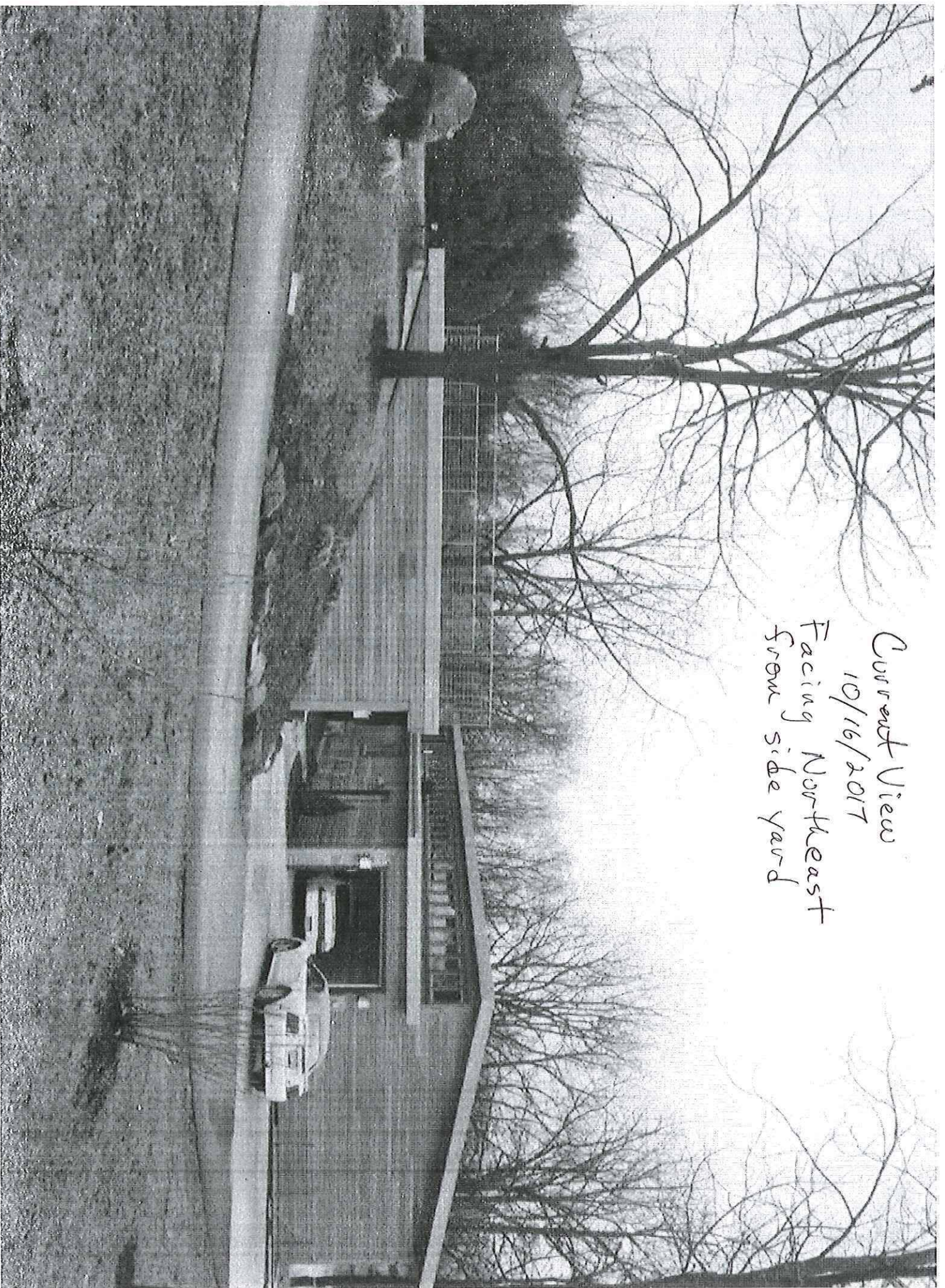
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

As mentioned above, the family business has minimal effect on traffic via occasional deliveries by USPS or UPS. The driveway of the residence allows space for delivery vehicles to park, turn around, and leave as needed, so no parking on the road is necessary.

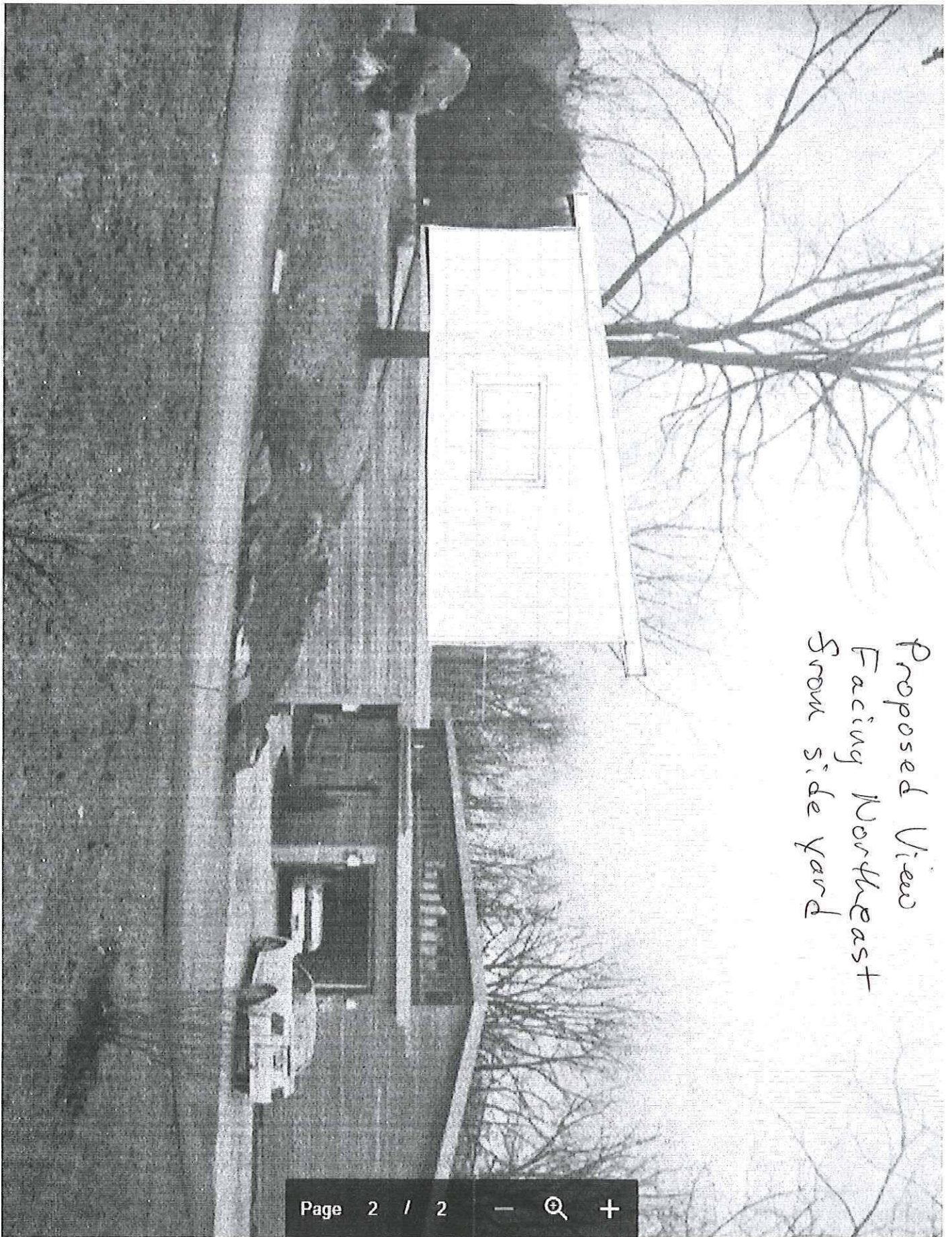
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The family business qualifies as an agricultural business consistent with A-1(ex) or A-2(1) zoning because it exclusively serves the agricultural undertaking of beekeeping.

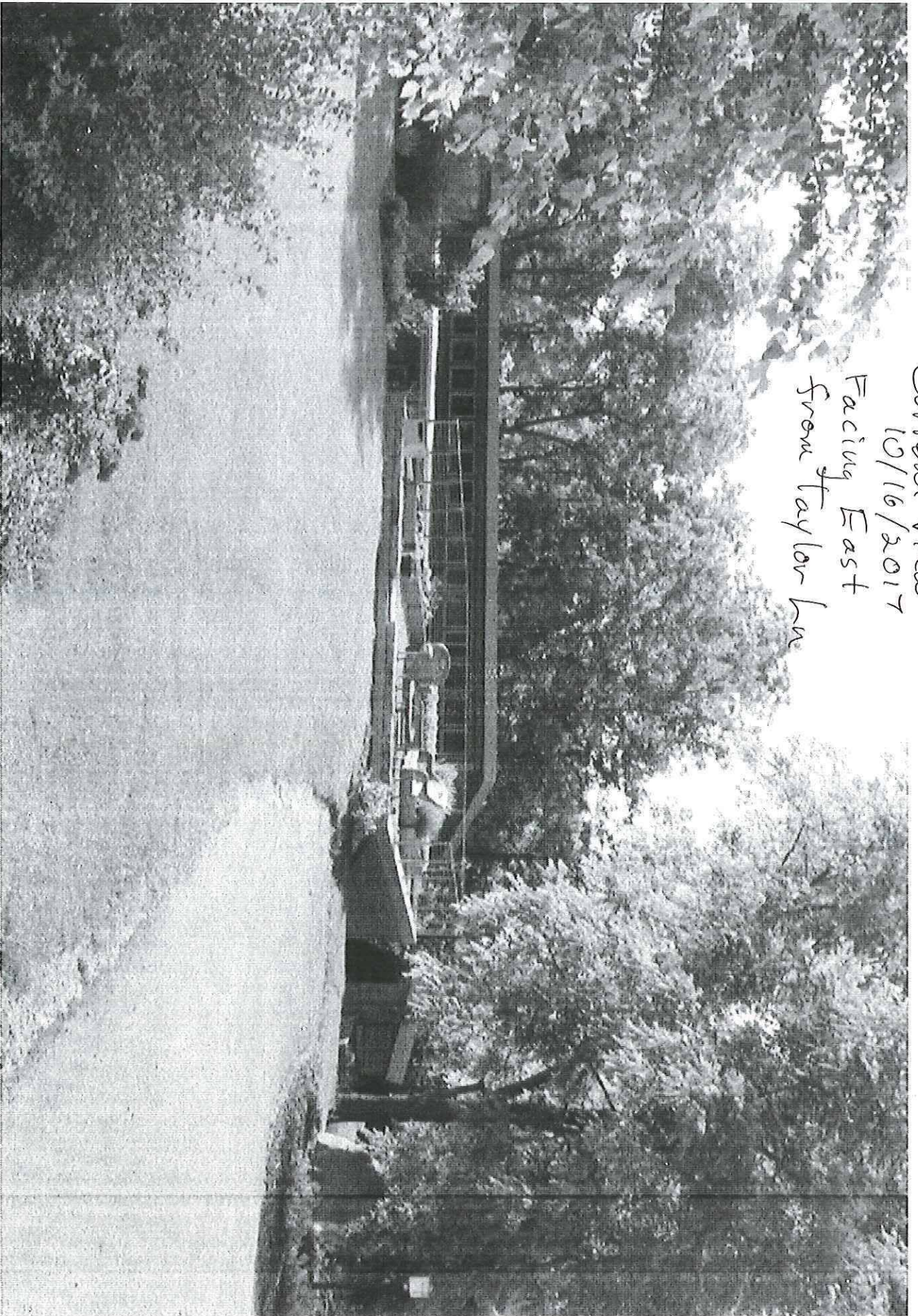
Current View
10/16/2017
Facing Northeast
from side yard



Proposed View
Facing Northeast
Snow side yard

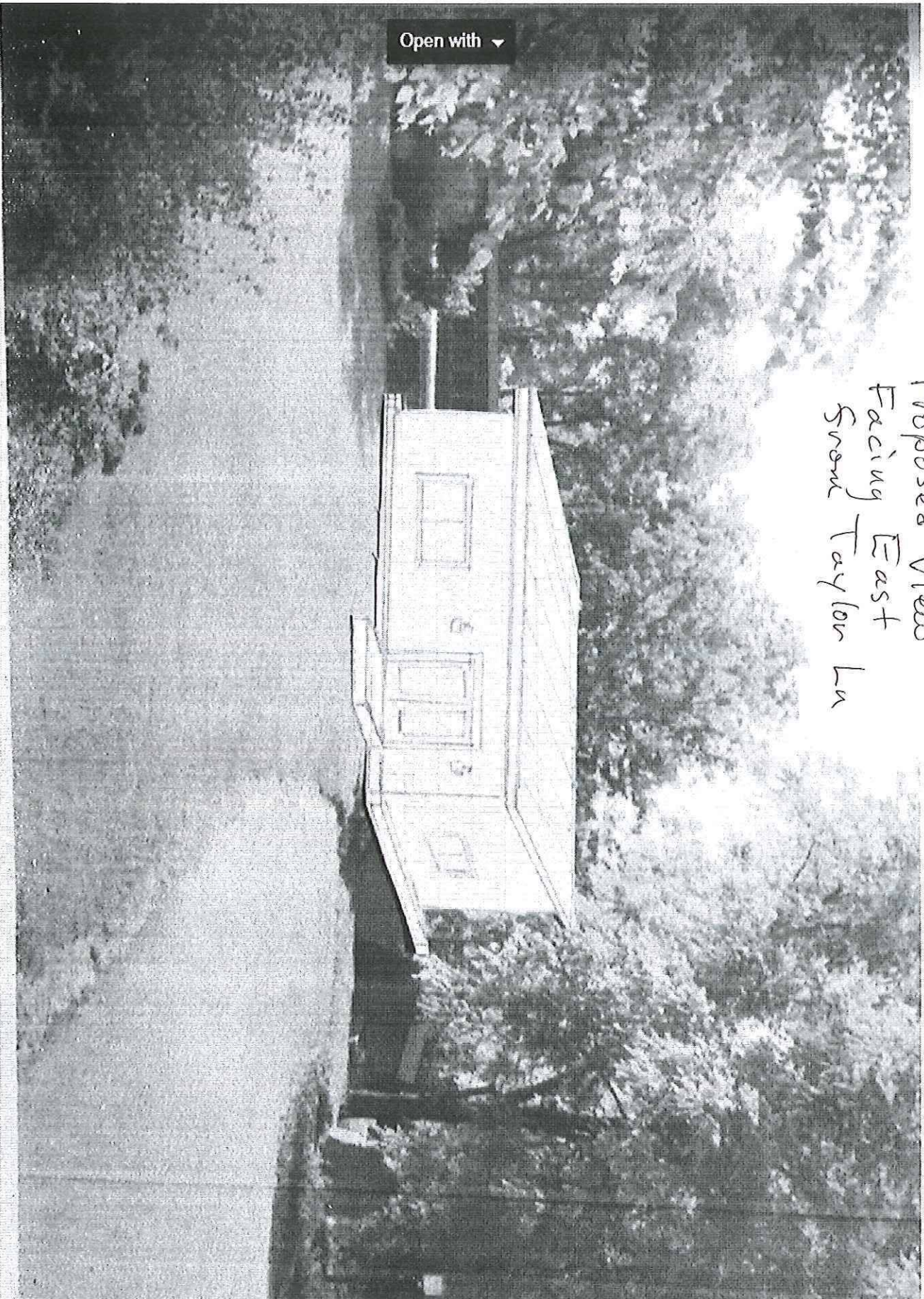


Current View
10/16/2017
Facing East
from Taylor Ln



Proposed View
Facing East
Surrey Taylor Ln

Open with ▼



Site Plan

Part of the Southeast 1/4 of the Northeast 1/4 of Section 20,
T.5N., R.11E., town of Dunkirk, Dane County Wisconsin

Legend

- = 3/4" dia. iron rod found unless otherwise noted
- = 3/4" dia. x 18" long iron rod set
- When different, parentheses indicate recorded as values

YAHARA RIVER

Regional 100 year flood elevation = 832.2' NAVD 88
Water Elevation 3/16/2011 = 831.92'

Reference Benchmark
Bronze DOT disk, SE corner of bridge wall,
CTH N. Elevation = 829.34' NAVD 88

Prepared for:
Larua D. Robison
110 Washington Rd.
Edgerton, WI 53534

CSM #2290

True North

Scale 1" = 40'

Wisconsin Mapping, LLC
surveying and mapping services
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4036-11 **Date** 3/17/11
Sheet 1 **of** 1

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602

Dwg. No. 4036-11 Date 3/17/11
Sheet 1 of 1

CSM 6500

Description of Record per Volume 284, Page 72, Dane County Records

Parcel 2

Parcel A: A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 5 North, Range 11 East (Town of Dunkirk), described as follows: Commencing at the Northeast corner of Section 20; thence South 88°23' West 982.99 feet; thence South 6°05' East 930.25 feet along the centerline of Taylor Lane; thence South 5°39' East 620.65 feet along said centerline; thence South 3°39' West 165.00 feet along said centerline to the point of beginning; thence South 86°21' East 177.03 feet; thence South 14°56' West 39.87 feet along a meander line; thence South 59°14' West 205.00 feet along a meander line; thence North 3°39' East 155.09 feet to the point of beginning. Said parcel also includes lands lying between the above described meander line, Northerly property line extended, and the bank of the Yahara River and between the centerline of Taylor Lane and the bank of the Yahara River Southerly to the centerline of Taylor Creek.

Parcel B: A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 5 North, Range 11 East (Town of Dunkirk), described as follows: Commencing at the Northeast corner of said Section 20; thence South 88°23' West 982.99 feet; thence South 6°05' East 930.25 feet along the centerline of Taylor Lane; thence South 5°39' East 742.23 feet along the centerline of Taylor Lane to the point of beginning; thence South 83°46' East 313.38 feet; thence South 65°18' West 100.50 feet along a meander line; thence South 14°24' West 71.77 feet along a meander line; thence North 68°21' West 198.55 feet; thence North 3°39' East 55.0 feet along the centerline of Taylor Lane; thence North 5°39' West 76.42 feet to the point of beginning. Said parcel also includes lands lying between the above described meander line and the bank of the Yahara River and between the Northerly and Southerly property line extended.

Parcel 3

Part of the South East 1/4 of the North East 1/4 of Section 20, Township 5 North, Range 11 East, in the Town of Dunkirk, Dane County, Wisconsin described as follows: Commencing at the Northeast corner of said Section 20; thence South 88°23' West 982.99 feet; thence South 6°05' East, 930.25 feet along the centerline of Taylor Lane; thence South 5°39' East, 820.65 feet along said centerline; thence South 3°39' West 55.00 feet along said centerline to the point of beginning; thence South 86°21' East, 198.55 feet; thence South 14°24' West, 50.38 feet along a meander line; thence South 14°56' West 61.70 feet along a meander line; thence North 68°21' West, 177.00 feet; thence North 3°39' East, 110.0 feet along the centerline of Taylor Lane to the point of beginning.

Said parcel also includes land lying between the above described meander line and the bank of the Yahara River and the Northerly and Southerly property lines extended.

Together with the right to use the well and septic tank on the property adjoining said premises on the North per Agreement recorded as Document #1123566.

CSM #2290

True North, referenced to the South line of the NE 1/4 of Section 20



Point 1672.48' South of the North line of Section 20, as per CSM Number 2290

Scale 1" = 50'

Legend
 ● = iron pipe found
 ○ = 3/4" dia. x 24" long iron rod set
 When different, parentheses indicate recorded as

TAYLOR LANE

YAHARA RIVER

Water Elevation 6/25/04 = 832.2'
 Regional Flood Elevation = 832.5'

Reference Benchmark is a Brass Tablet in the NE Corner of the HWY N Bridge, USGS Datum Elevation = 828.90'



Surveyor's Certificate
 I hereby certify that I have surveyed and mapped the property as described herein, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

David C. Resop 5-1551 7/9/04

+17019 > .49
 + 3600
 + 11848 > .52
 + 10000
 42,687

1.81

317 # of
 boundary

Outlet of Taylor Creek,
 Now merged with the
 Yahara River

Plat of Survey

Part of the SE 1/4 of the NE 1/4 of Section 20, T.5N., R.11E., Town of Dunkirk, Dane County, Wisconsin

Prepared for: JoAnne Bradley
 959 Ghurst Ave.
 Stoughton, WI

Owners are Norman K. and Patricia A. Goldberg

Wisconsin Mapping
 surveying and mapping services

306 W. Quarry St
 Deerfield, WI 53531 (608) 764-5602

Dwg. No. 2987-04 Date 7/02/04
 Sheet 1 of 1



Legend

Significant Soils

Class

Class 1

Class 2

Floodplain

Wetland



0 40 80 160 Feet



Petition 11226 /CUP 2401
LARUA D ROBISON