

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
04/16/2021	DCPCUP-2021-02521
Public Hearing Date	
06/22/2021	

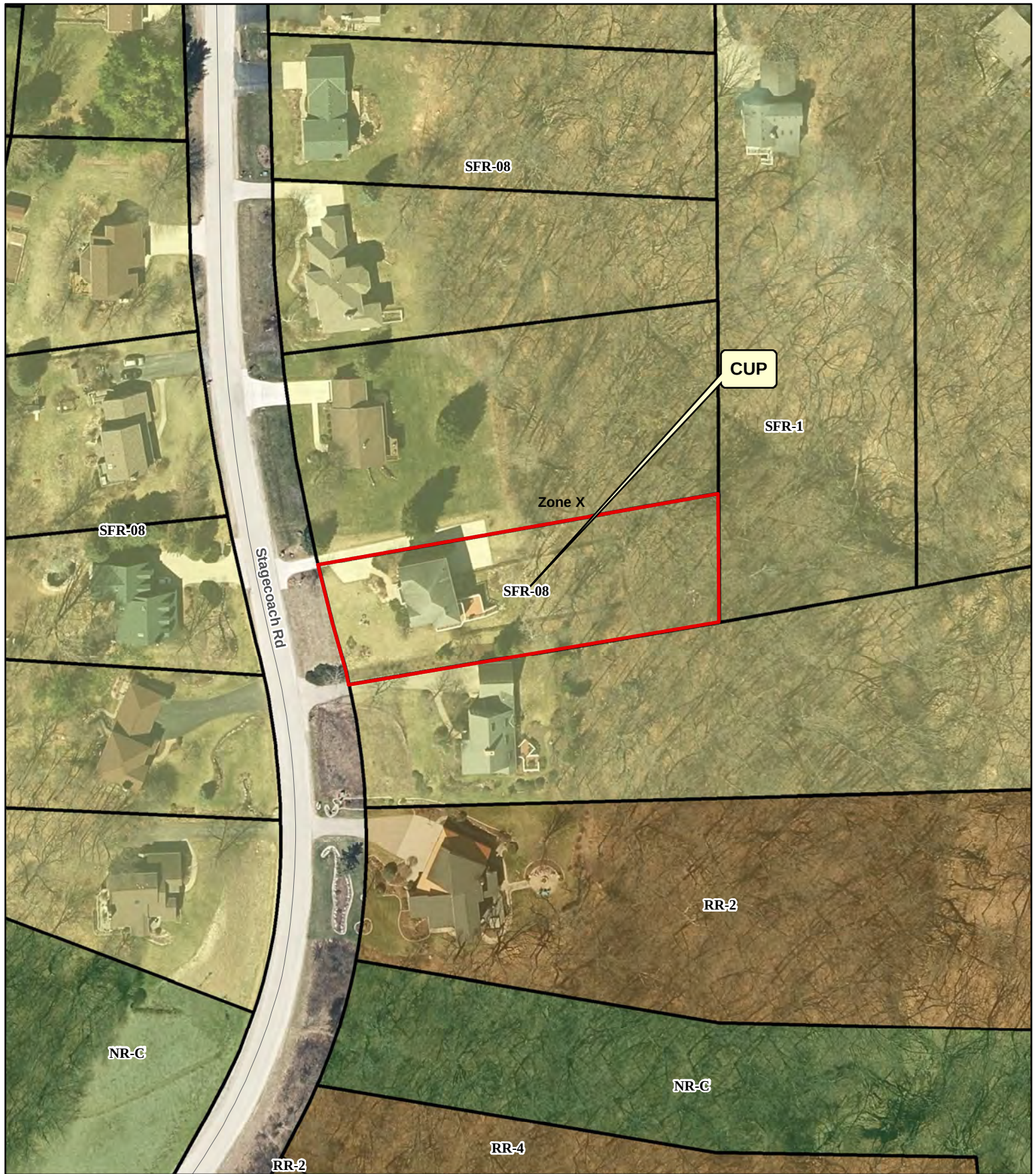
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME JOHN AND JENNIFER BIBLER	Phone with Area Code (608) 347-0338	AGENT NAME DON JENSEN	Phone with Area Code (608) 575-0040
BILLING ADDRESS (Number, Street) 7979 STAGECOACH RD		ADDRESS (Number, Street) 7956 STAGECOACH ROAD	
(City, State, Zip) CROSS PLAINS, WI 53528		(City, State, Zip) Cross Plains, WI 53528	
E-MAIL ADDRESS johnnycleco82@gmail.com		E-MAIL ADDRESS ddjensen@chorus.net	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7979 Stagecoach Road					
TOWNSHIP CROSS PLAINS	SECTION 1	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-013-7030-7		---		---	

CUP DESCRIPTION
Allow for the construction of a residential accessory building up to 16 feet tall

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.251(3)	0.7

DEED RESTRICTION REQUIRED? ☐ Yes ☐ No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
---	---------------------------------	---



Legend

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



0 25 50 100 Feet


CUP 02521
JOHN AND JENNIFER
BIBLER



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: John J. & Jennifer M. Bibler Agent Name: Don Jensen
Address (Number & Street): 7979 Stagecoach Rd. Address (Number & Street): 7956 Stagecoach Rd.
Address (City, State, Zip): Cross Plains, WI 53528 Address (City, State, Zip): Cross Plains, WI 53528
Email Address: Johnmycleco82@gmail.com Email Address: ddjensen@chorus.net
Phone#: 608-347-0338 Phone#: 608-575-0040

SITE INFORMATION

Township: Town of Cross Plains Parcel Number(s): 02010707-013-7030-7
Section: Sec 01, T17N, R07E, SE 1/4, of SW 1/4 Property Address or Location: 7979 Stagecoach Rd. Cross Plains, WI
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):

Height Restriction of Proposed Auxilliary Building

Provide a short but detailed description of the proposed conditional use:

Requesting Permission to exceed height restriction of 12 feet yet remain under 16 feet for accessory building - (Storage & garage for outdoor equipment).

Is this application being submitted to correct a violation?

Yes ☐ No ☒

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.

☒ Complete attached information sheet for standards ☒ Site Plan drawn to scale ☐ Detailed operational plan ☒ Written legal description of boundaries ☐ Detailed written statement of intent ☒ 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: [Signature]

Date: 7-14-2021

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.

Garage to store outdoor equipment.

There will be no toxic or hazardous materials on site.

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.

The Architectural Review Committee of the neighborhood has already approved the garage and carport.

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.

The garage is to be used by the owner for private use (storage).

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

Existing driveway to be used. Utilities will be underground from the existing residence.

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.

There will be no added traffic to the neighborhood.

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

Yes

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

Yes

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.

- 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.

28' x 40' garage to be used to store outdoor equipment, ATV, mowers, motorcycle, hand tools, etc.

13' x 42' carport area used to store a camper trailer. The purpose of this Conditional use permit is for building height.

List the proposed days and hours of operation.

na

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

na

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.

na

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

None

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.

Erosion control fencing until first mowing. See site plan.

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.

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

na

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

na

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

na

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.

na

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

na

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

Garage for outdoor equipment & storage.

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

Residential

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). *na*
- ☐ Proposed loading/unloading areas. *na*
- ☒ 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. *na*
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas. *na*

☐ 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. *Residential*
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood. *Residential*

☐ 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).

7/27/2019
 JOHN J. + JENNIFER M. BAKER
 STAGECOACH ROAD + PRIVATE WOODS/PLAINS SHIP SPACE

SCALE 1" = 40'

DESCRIPTION

LOT 70, OAK VALLEY ESTATES, LOCATED
 IN THE SE 1/4 OF THE SW 1/4 OF SECTION 1,
 17N, R7E, TOWN OF CROSS PLAINS, DANE
 COUNTY, WISCONSIN.

PREPARED FOR:

ALLISON HOTIJEK
 7979 STAGECOACH RD
 CROSS PLAINS, WI 53528

LEGEND

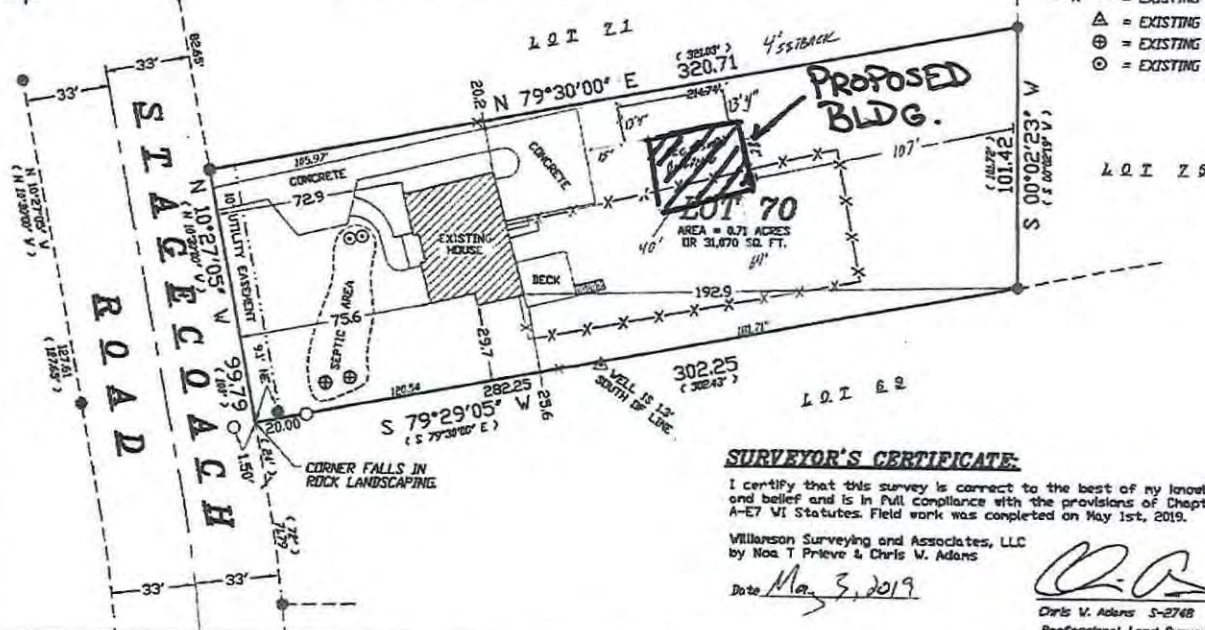
- O = SET 3/4"x24" REBAR
 VT 15 LB PER LIN FT
- X = SET WOOD LATH ON LINE
- ⊙ = FOUND 3/4" REBAR
- ⊙ = FOUND 1 1/4" REBAR
- (#) = RECORDED AS
- X- = EXISTING FENCE
- △ = EXISTING WELL
- ⊕ = EXISTING SEPTIC VALVE
- ⊙ = EXISTING SEPTIC TANK

NOTES:

- 1) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR
 THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY
 EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS
 REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN
- 3) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN

BEARINGS ARE REFERENCED
 TO THE NORTH LINE OF LOT
 70, OAK VALLEY ESTATES
 LINE TO BEAR N 79°30'00" E

N



SURVEYOR'S CERTIFICATE:

I certify that this survey is correct to the best of my knowledge
 and belief and is in full compliance with the provisions of Chapter
 A-E7 WI Statutes. Field work was completed on May 1st, 2019.

Williamson Surveying and Associates, LLC
 by Noa T. Prieve & Chris W. Adams

Date May 3, 2019

Chris W. Adams S-2748
 Professional Land Surveyor

PLAT OF SURVEY

LOT 70, OAK VALLEY ESTATES, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 1, 17N, R7E, TOWN OF
 CROSS PLAINS, DANE COUNTY, WISCONSIN

DATE	APPROVED BY	REVISION DATE	REVISION BY
APRIL 22, 2019	CHRS ADAMS	MAY 2, 2019	NTP
SCALE	1" = 40'	DRAWING NO.	1919-76
DRAWN BY	CHRS ADAMS	SHEET	1 OF 1

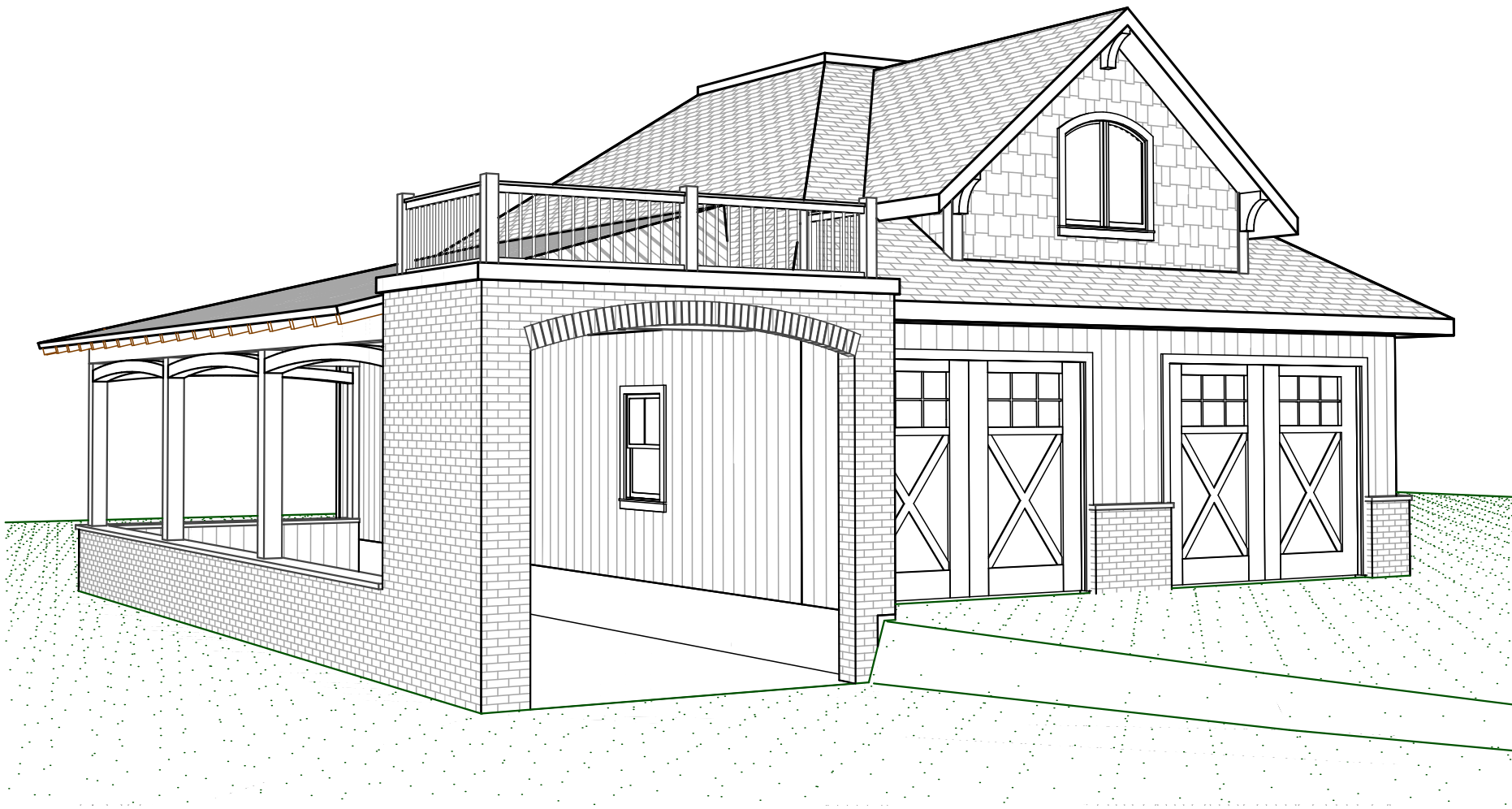
WILLIAMSON SURVEYING & ASSOCIATES, LLC
 104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN 53597.
 NOA T. PRIEVE & CHRIS W. ADAMS
 PROFESSIONAL LAND SURVEYORS
 PHONE: 608-255-5705 FAX: 608-849-9700 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL

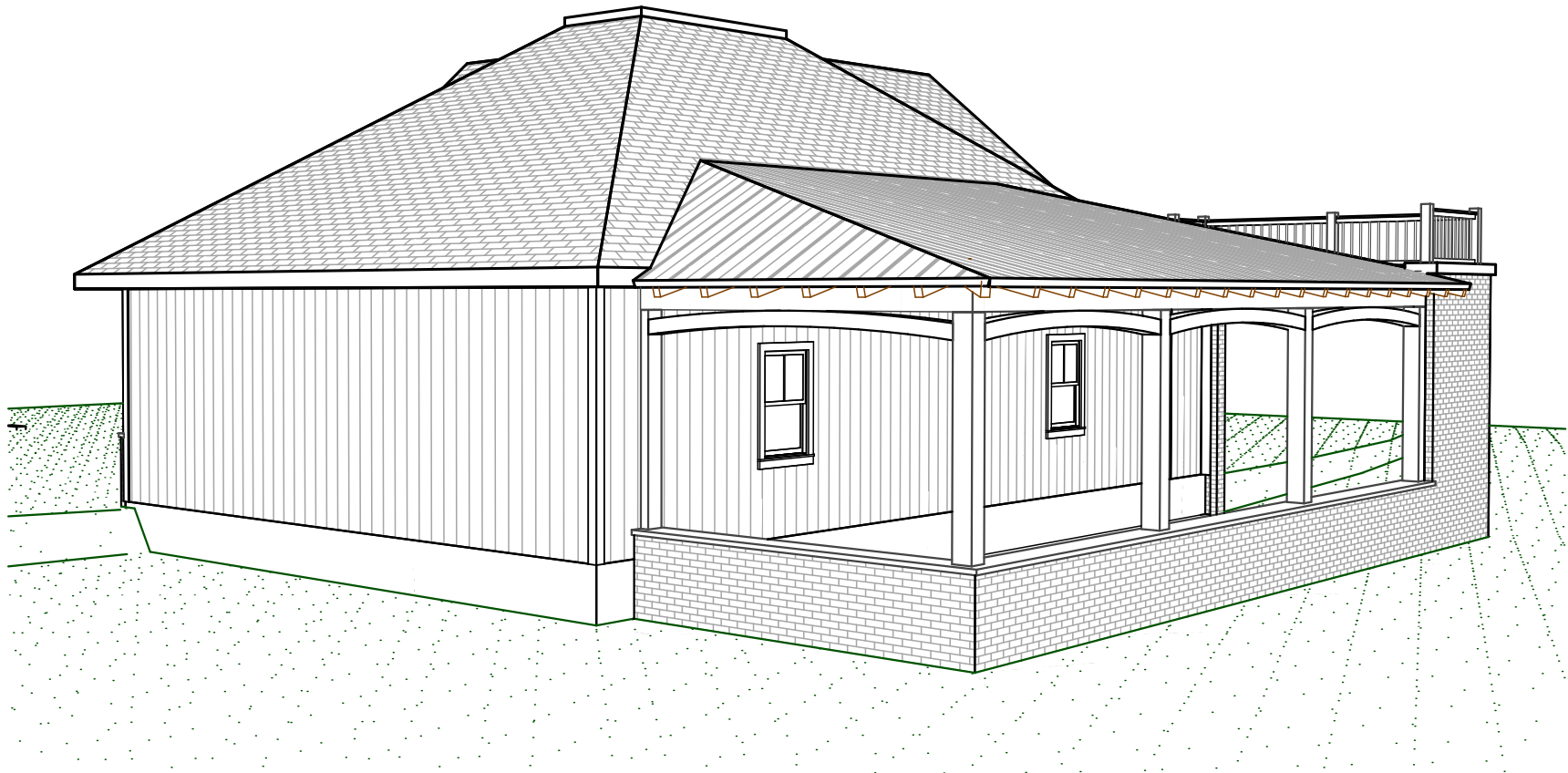


2019-00609

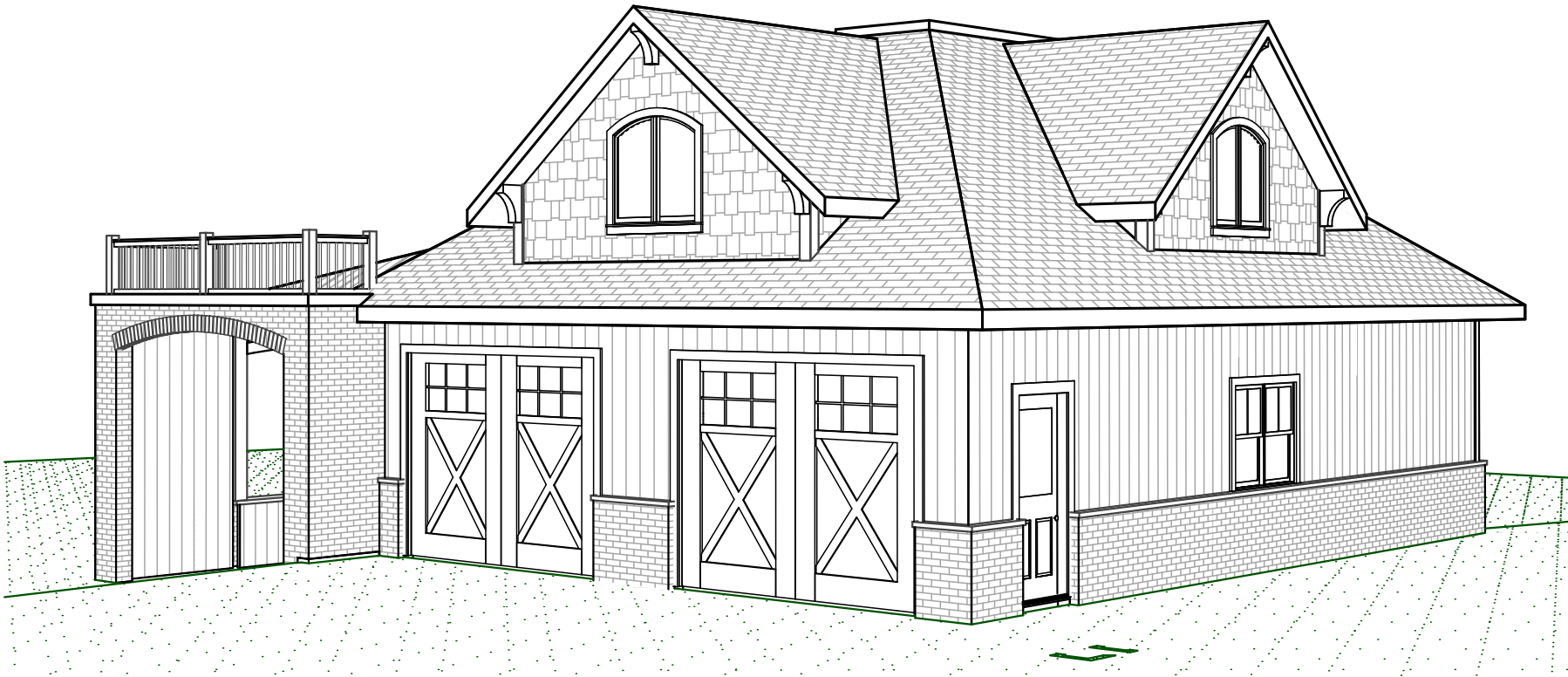
Disclaimer: Some details on this plan are for visual purposes only. See building specifications for all details, built-ins, extras, etc that are included in your building contract price.



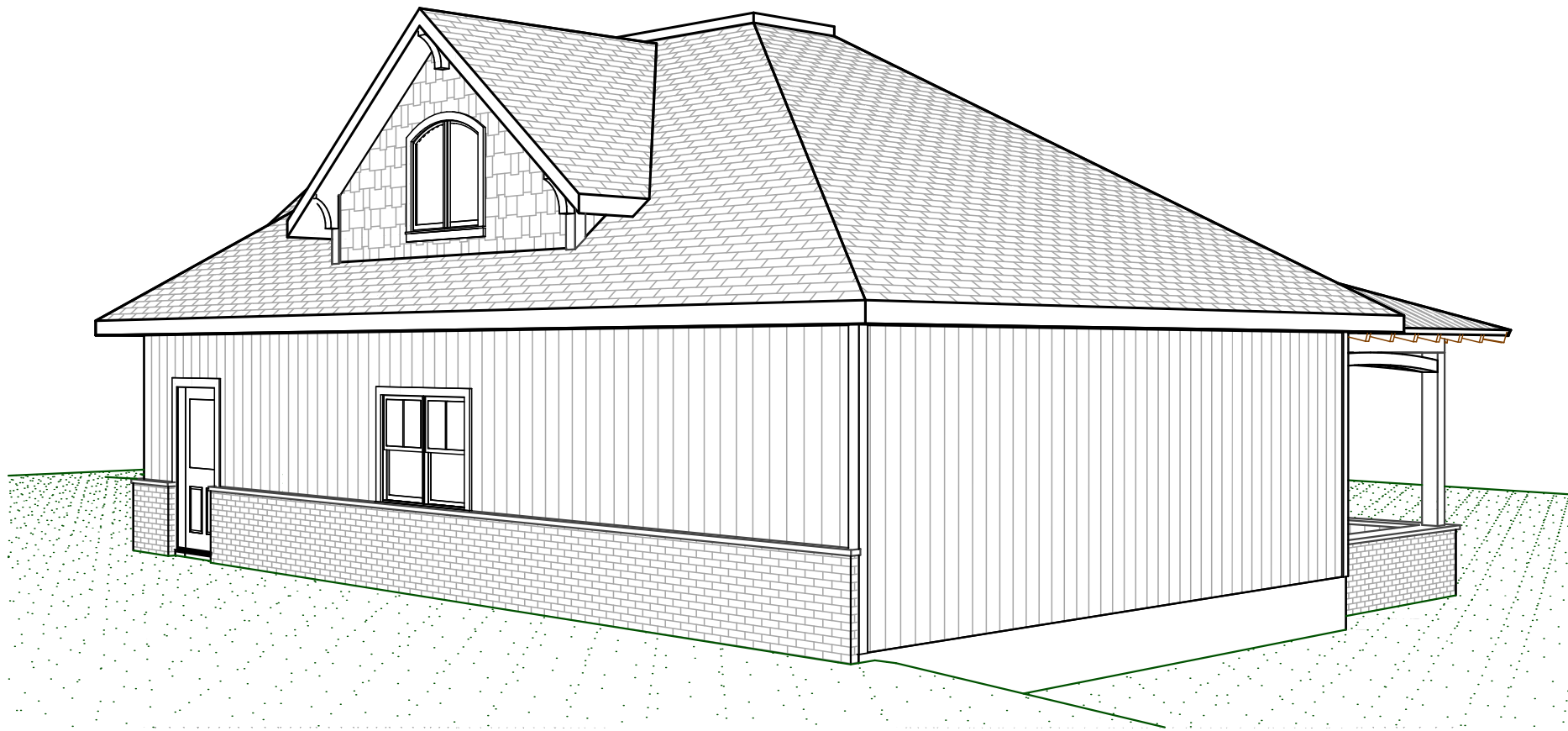
NW Perspective



NE Perspective



SW Perspective



SE Perspective

SHEET INDEX	
ID	Name
A1	Title
A2	Foundation Plan
A3	Floor Plan
A4	Elevations
A5	Section/Details

DRAFTING
CM
DESIGNS, LLC

DESIGN PLANS ARE NOT INTENDED FOR ENGINEERING AND/OR ARCHITECTURAL WORK. DESIGNER AND/OR HOMEOWNER TO VERIFY ALL STRUCTURAL MATERIALS AND JOBSITE. VERIFY ALL DIMENSIONS. THESE PLANS REPRESENT THE GENERAL INTENT OF THE OWNER. ALL DIMENSIONS ARE FROM FACE OF FRAMING AND/OR FOUNDATION. THEY DO NOT INCLUDE INTERIOR OR EXTERIOR FINISHES. WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING. ALL FINAL WINDOW AND DOOR SUPPLIER. TO BE PROVIDED BY WINDOW AND DOOR SUPPLIER.

Project / Owner

Detached Garage

Jeff & Jenny Bibler
7979 Stagecoach Rd, Cross Plains, WI 535???

Previous Revisions
02/27/2021

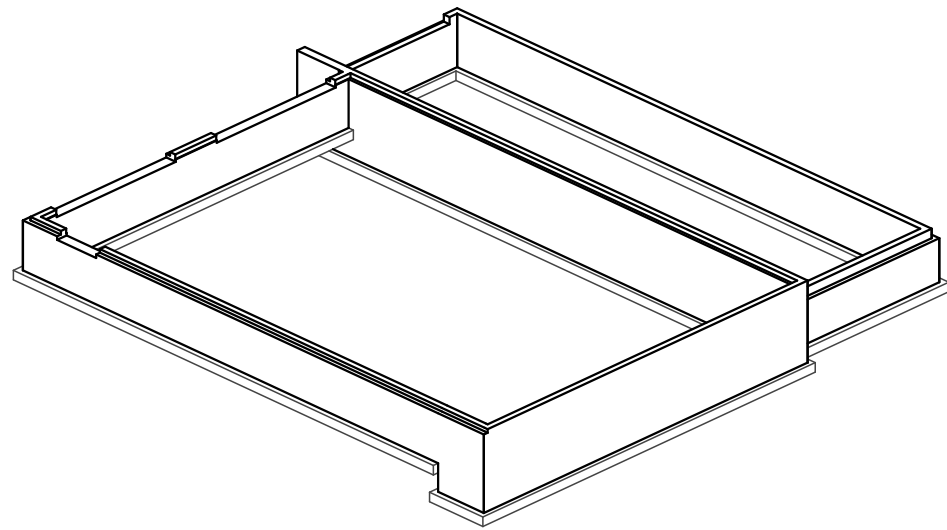
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3/23/21

Sheet Number

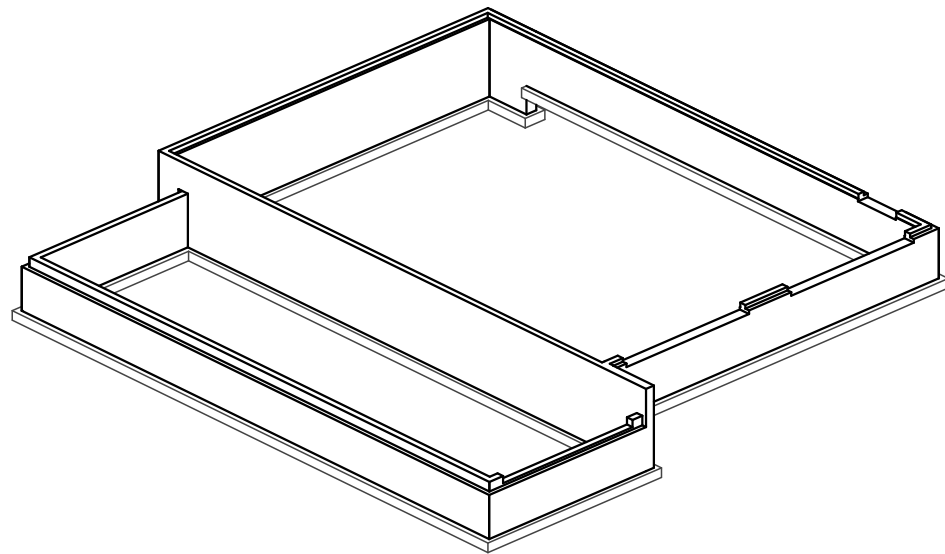
A1

Title

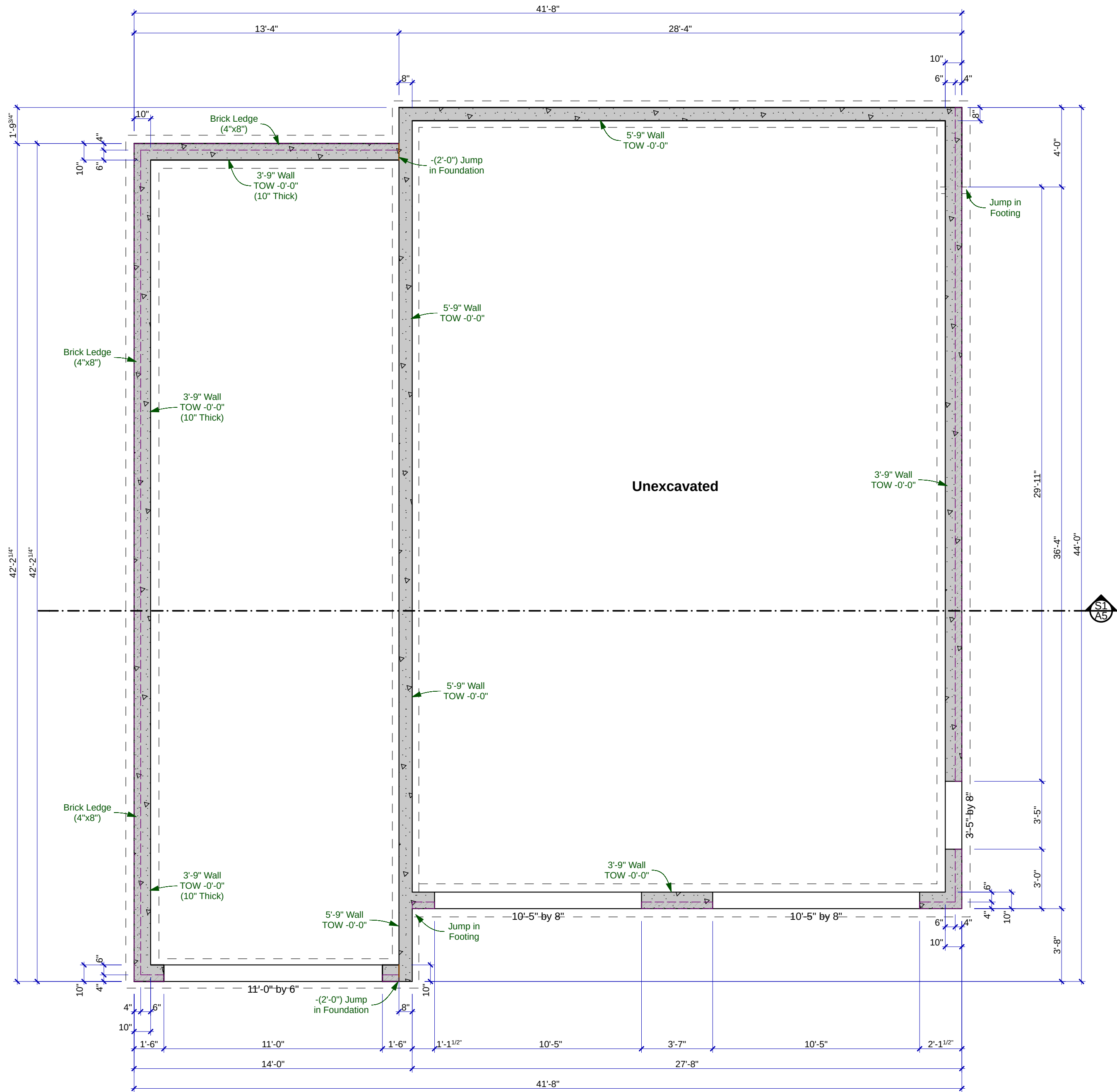
PRELIMINARY PLAN
NOT FOR CONSTRUCTION



Foundation 3D



Foundation 3D



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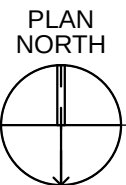
Previous Revisions
02/27/2021

Current Plan Date
3/23/21
Sheet Number

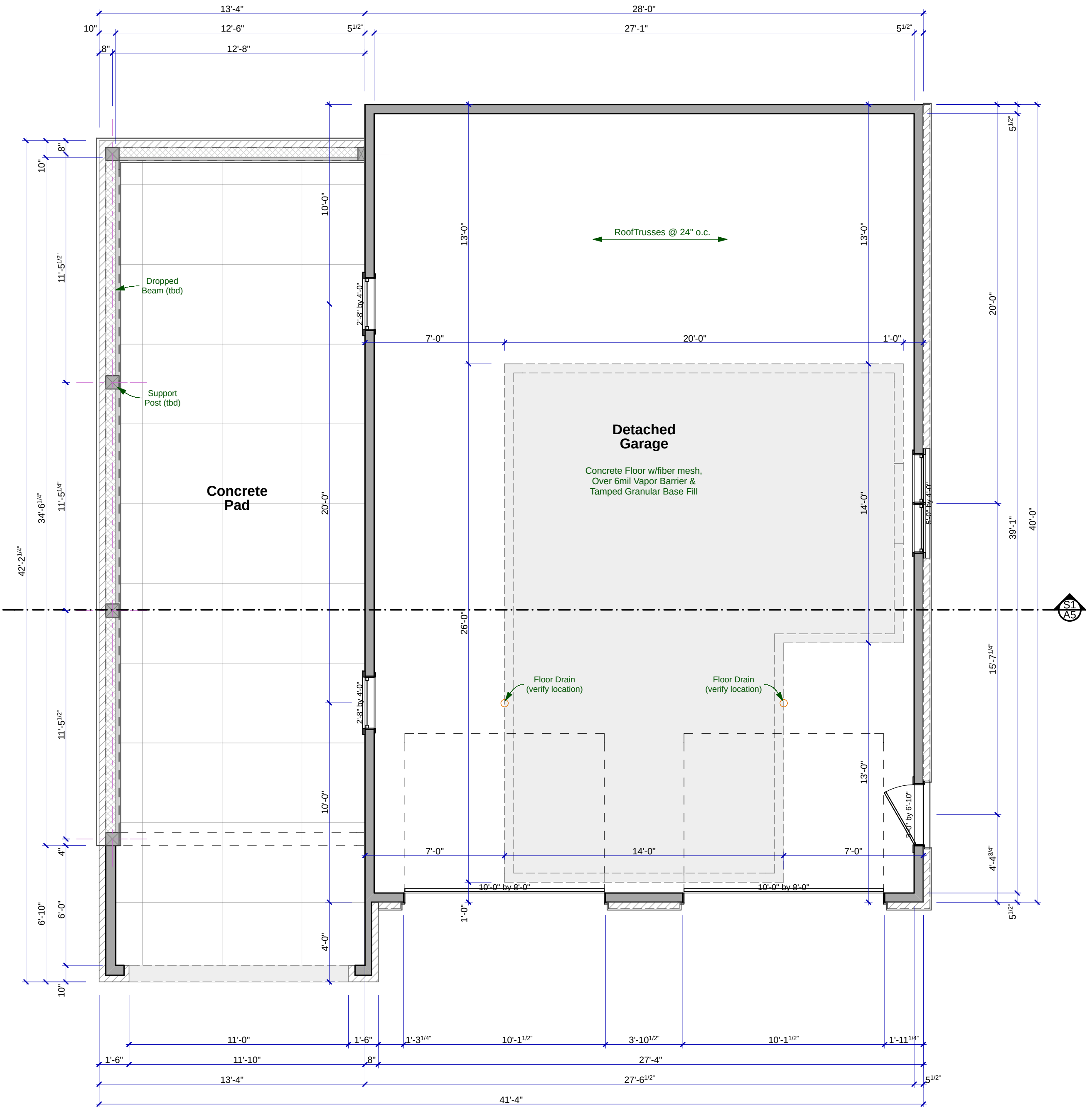
A2

Foundation Plan

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



Foundation Plan
SCALE: 1/4" = 1'-0"



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Garage - Floor Plan
SCALE: 1/4" = 1'-0"



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Current Plan Date

3/23/21

Sheet Number

A3

Floor Plan

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CM
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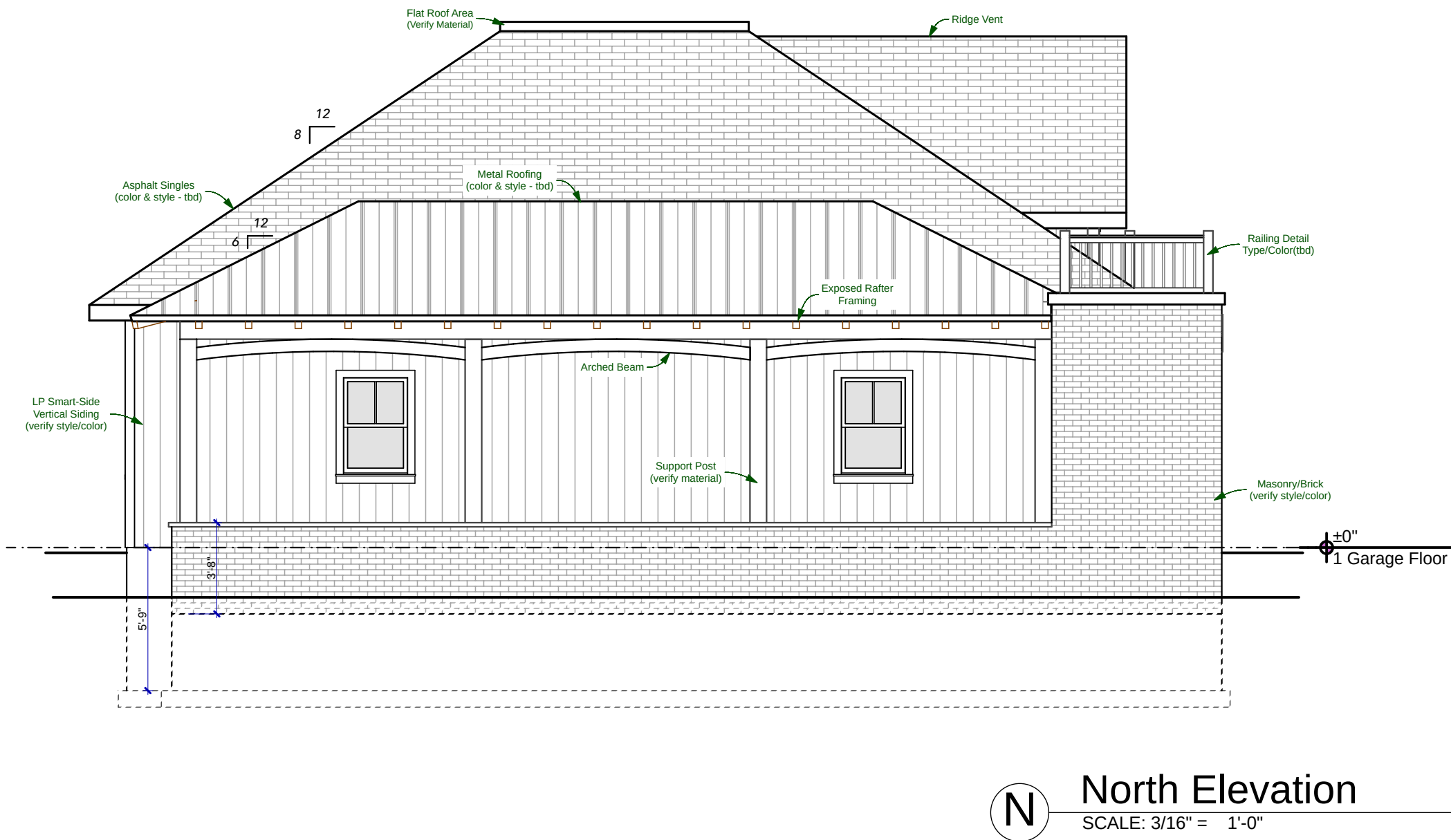
Jeff & Jenny Bibler
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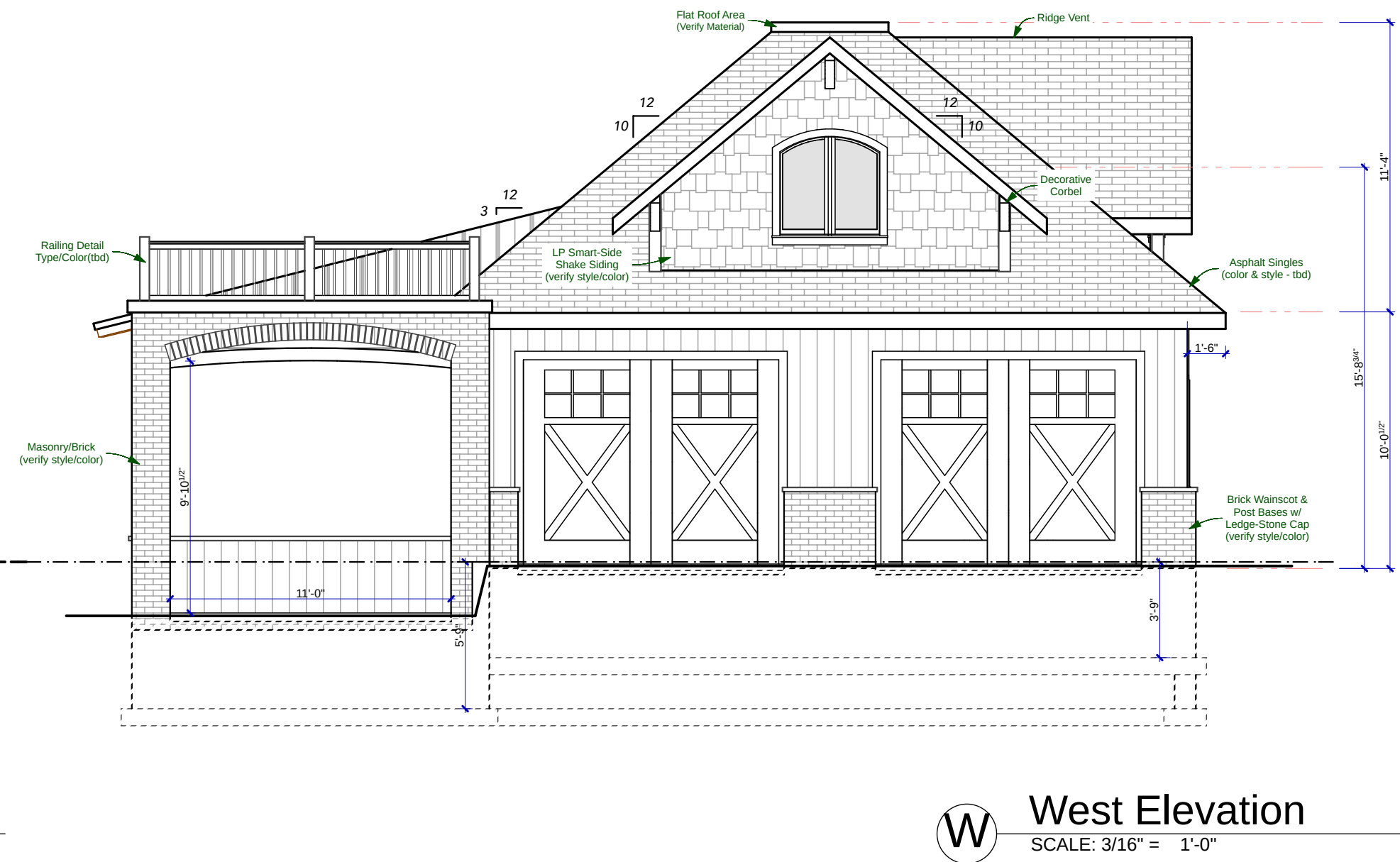
Current Plan Date
3/23/21
Sheet Number

A4

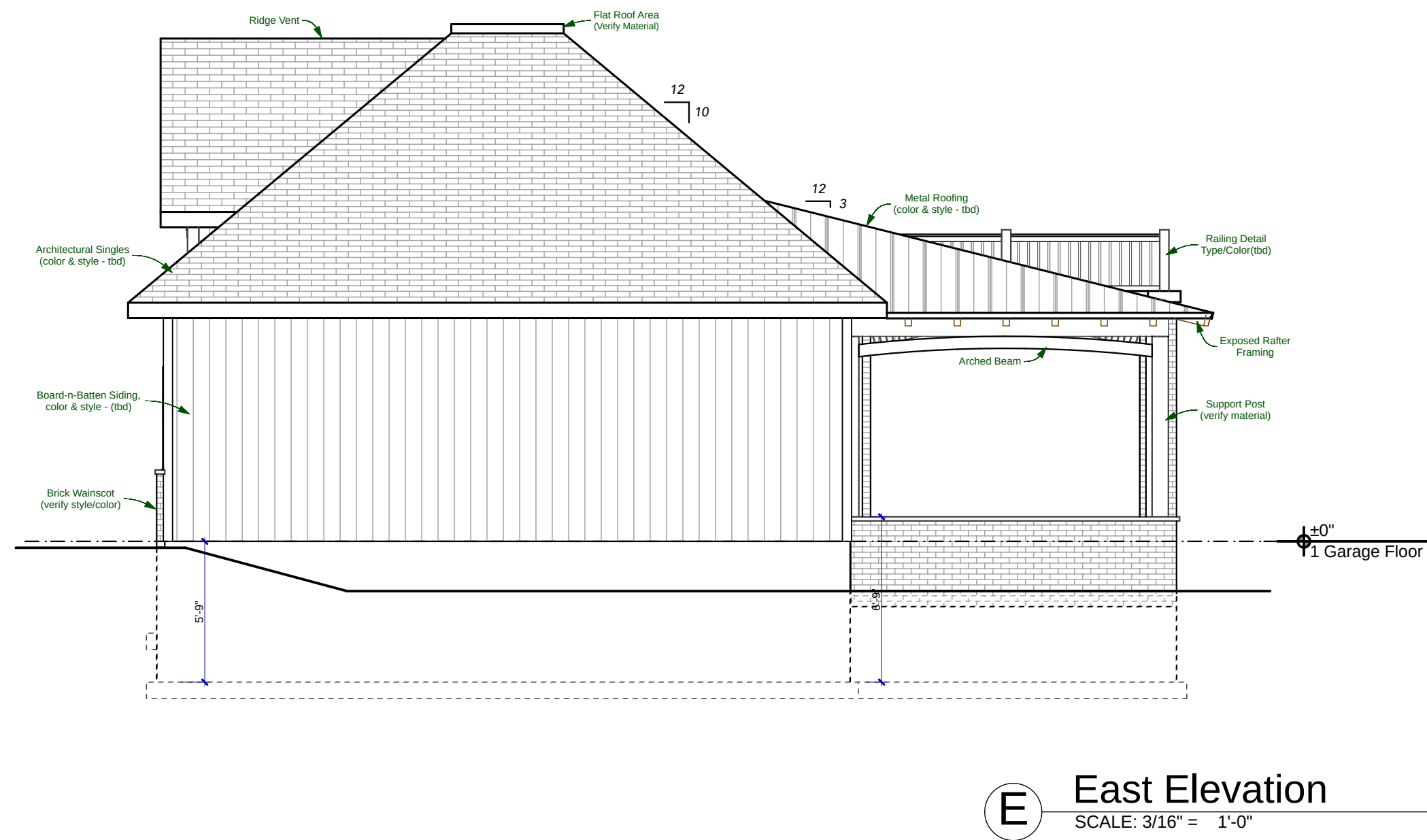
Elevations



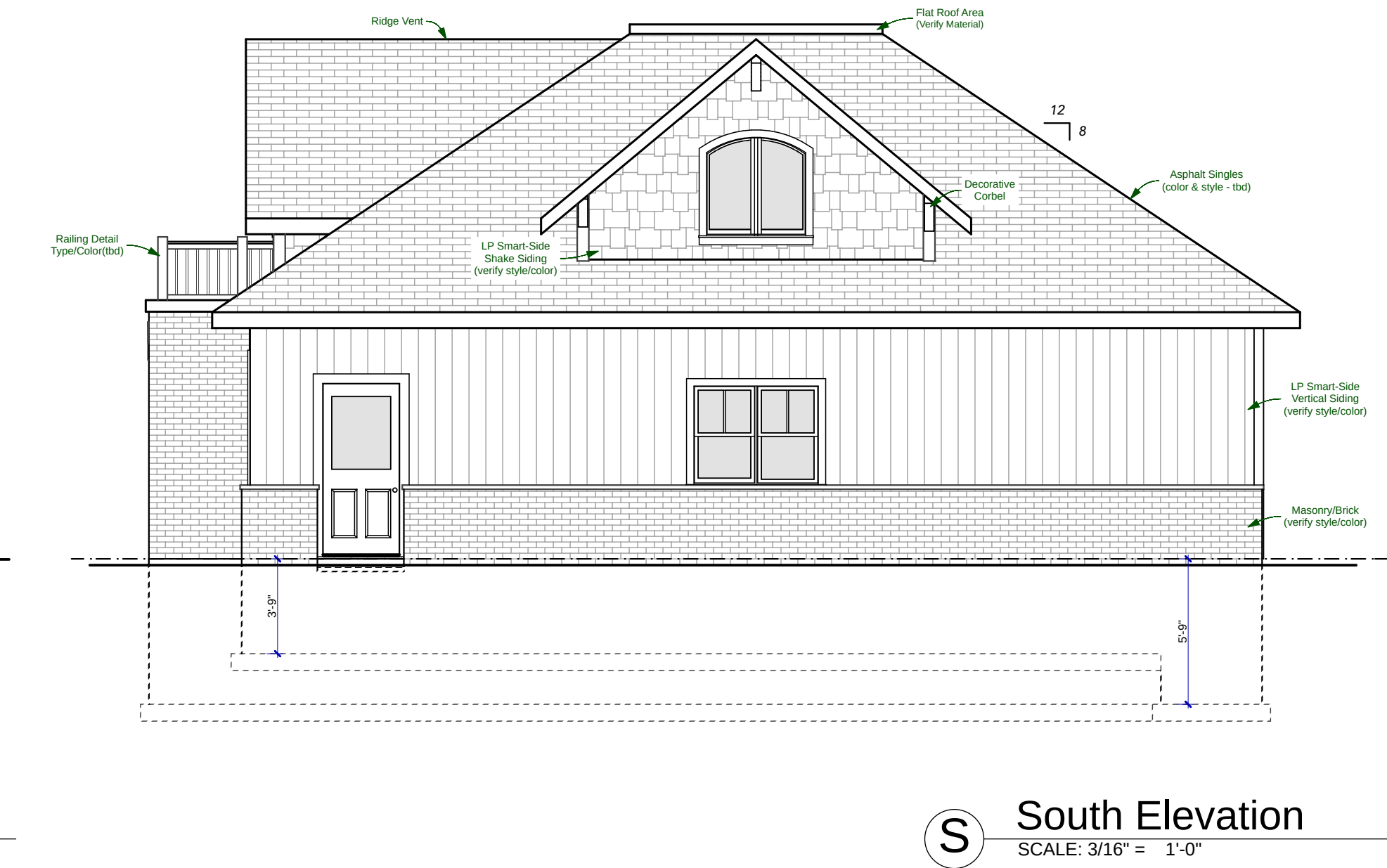
N North Elevation
SCALE: 3/16" = 1'-0"



W West Elevation
SCALE: 3/16" = 1'-0"



E East Elevation
SCALE: 3/16" = 1'-0"



S South Elevation
SCALE: 3/16" = 1'-0"

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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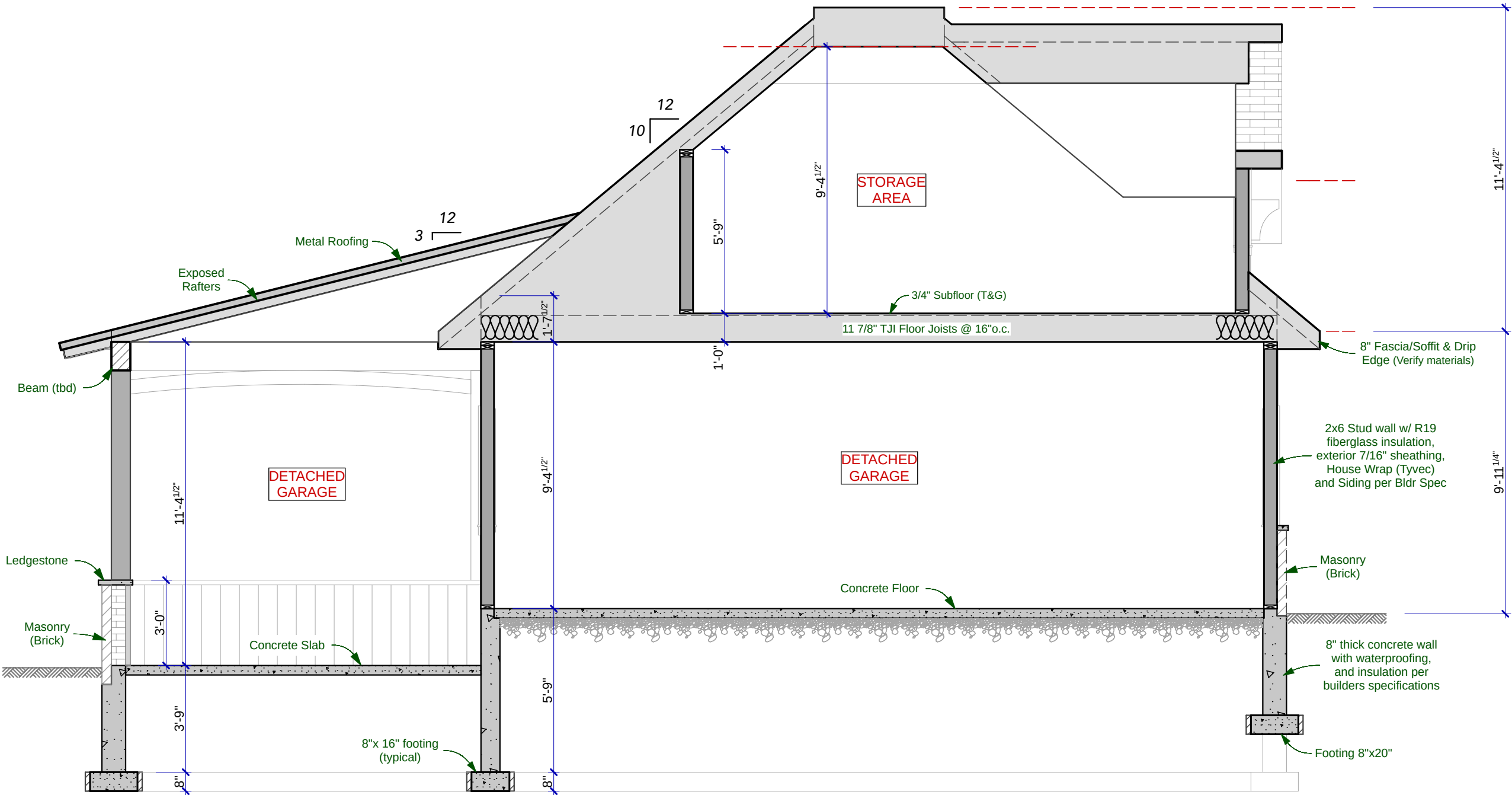
Previous Revisions
02/27/2021

Current Plan Date
3/23/21

Sheet Number

A5

Section/Details



S1 Section Detail
SCALE: 1/4" = 1'-0"