

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
04/05/2024	DCPCUP-2024-02618
<b>Public Hearing Date</b>	
06/18/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME SEVERSON RIDGE LAND LLC (DAVID DYBDAHL JR)	Phone with Area Code (608) 513-6101	AGENT NAME DAVID DYBDAHL	Phone with Area Code (608) 513-6101
BILLING ADDRESS (Number, Street) 4901 PINE CONE CIR		ADDRESS (Number, Street) 401 PINE CONE CIRCLE	
(City, State, Zip) MIDDLETON, WI 53562		(City, State, Zip) Middleton, WI 53562	
E-MAIL ADDRESS dybdahl@armr.net		E-MAIL ADDRESS dybdahl@armr.net	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>	<b>ADDRESS OR LOCATION OF CUP</b>
4200 Blue Mounds Trail		
TOWNSHIP VERMONT	SECTION 16	TOWNSHIP
		SECTION
<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>	<b>PARCEL NUMBERS INVOLVED</b>
0706-162-9450-0	---	---

<b>CUP DESCRIPTION</b>
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Transient or tourist lodging (short-term rental)

<b>DANE COUNTY CODE OF ORDINANCE SECTION</b>	<b>ACRES</b>
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10.251(3)	0.5
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<b>DEED RESTRICTION REQUIRED?</b>	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	RUH1	
		PRINT NAME:
		DATE:



**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	

*Check #1080*

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

Property Owner Name:	Severson Ridge Land LLC.	Agent Name:	David Dybdahl Jr
Address (Number & Street):	4200 Blue Mounds Trail	Address (Number & Street):	4901 Pine Cone Circle
Address (City, State, Zip):	Blak Earth WI 53515	Address (City, State, Zip):	Middleton WI 53562
Email Address:	dybdahl@armr.net	Email Address:	dybdahl@armr.net
Phone#:	608 513 6101	Phone#:	608 513 6101

### SITE INFORMATION

Township:	Vermont	Parcel Number(s):	060/0706-162-9450-0
Section:	16-7-6	Property Address or Location:	4200 Blue Mounds Trial , Black Earth
Existing Zoning:	SFR-08	Proposed Zoning:	CUP Code Section(s):

### DESCRIPTION OF PROPOSED CONDITIONAL USE

<b>Type of conditional use permit</b> (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use): 2 bed room Airbnb	<b>Is this application being submitted to correct a violation?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Provide a short but detailed description of the proposed conditional use:</b> this is a 2 bedroom single family home to be occsionally rented out as an airbnb	

### 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 checked="" type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input checked="" type="checkbox"/> Detailed operational plan	<input checked="" type="checkbox"/> Written legal description of boundaries	<input checked="" type="checkbox"/> Detailed written statement of intent	<input checked="" type="checkbox"/> Application fee ( <b>non-refundable</b> ), payable to Dane County Treasurer
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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: *David Dybdahl*

Date: March 21/24

## 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. *Google Map attached*

Date the site plan was created. *1980?*

Existing subject property lot lines and dimensions. *see Access Dane*

Existing and proposed wastewater treatment systems and wells. *2 yr old Mound system well from 1980*

All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer. *Single home*

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. *20ft*

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. *NA*

Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.

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. *Single Family home*

Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood. *Farm Land*

**OPERATIONS PLAN AND NARRATIVE.** Describe in detail the following characteristics of the operation, as applicable:

Hours of operation. *24 7 if rented or occupied*

Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time. *N/A*

Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties. *N/A*

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. *N/A*

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. *New Mound system*

Facilities for managing and removal of trash, solid waste and recyclable materials. *Two Pick Up of Trash*

Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic. *N/A*

A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken. *N/A*

Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties. *NA*

Signage, consistent with section [10.800](#). *N/A*

**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](#). *N/A*

[Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans. *None*

Communication towers must submit additional information as required in s. [10.103\(9\)](#). *N/A*

Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#). *N/A*

Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#). *N/A*

## 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.

<p>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.</p> <p>This is a single family home build in 1980 in like new condition <i>to be rented on occasion as an airbnb</i> <i>Family use on weekends</i></p>
<p>List the proposed days and hours of operation 24 hours 365 <i>only As rented</i></p>
<p>List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.</p> <p><i>2 workers house keeping once per week</i></p>
<p>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.</p> <p>NA this is a house</p>
<p>Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.</p> <p>NA</p>
<p>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 <a href="#">Chapter 11</a> of <a href="#">Chapter 14</a>, Dane County Code.</p> <p>NA</p>
<p>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.</p> <p>There is a 2 year old completely new construction mound system</p>
<p>List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.</p> <p>Twonship waste pick up plus a ground keep will remove trash</p>
<p>Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.</p> <p><i>2 cars per day Less than historical use</i></p>
<p>Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.</p> <p>yard chemicals in a concrete walk in storage area</p>
<p>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.</p> <p>No new lighting, there is a single drive way light now</p>
<p>Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. <a href="#">10.800</a>.</p> <p>no signs</p>
<p>Briefly describe the current use(s) of the property on which the conditional use is proposed.</p> <p>single family home</p>
<p>Briefly describe the current uses of surrounding properties in the neighborhood.</p> <p>farm land and woods</p>

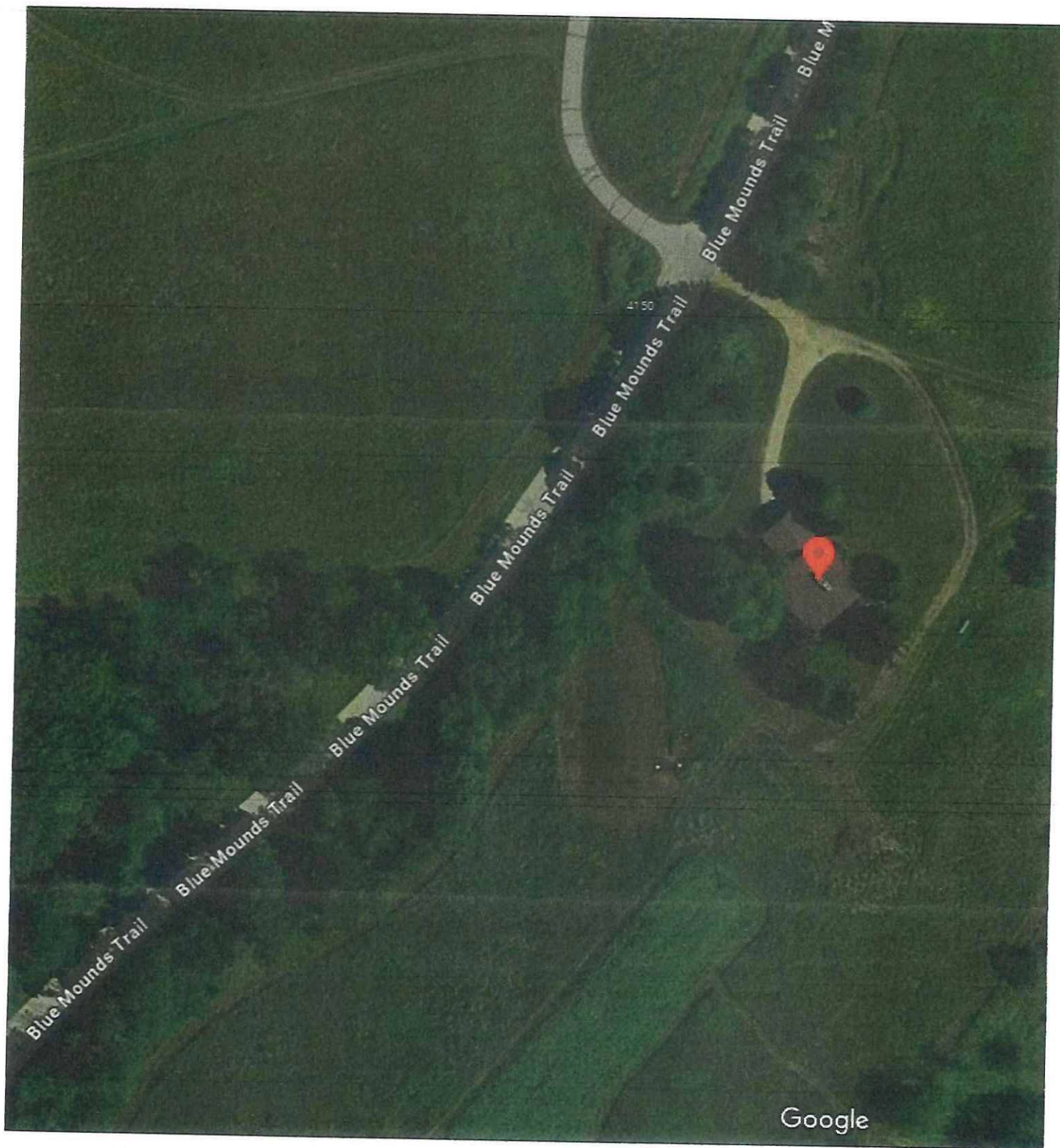
## STANDARDS FOR CONDITIONAL USE PERMITS

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):

<p>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. It is a single family home now and it will not be changed</p>
<p>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. Same use</p>
<p>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. This property sits on 50 acres near residence is 1/4 mile away</p>
<p>4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. The mounds system is 2 years old</p>
<p>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 additional traffic</p>
<p>6. That the conditional use shall conform to all applicable regulations of the district in which it is located. An Application will be made to Vermont Township</p>
<p>7. The conditional use is consistent with the adopted town and county comprehensive plans. The Use as an Airbnb will meet all governing rules of the township and county</p>
<p>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.</p> <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: No change from current use</li><li>• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: No Change</li><li>• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use: No Change from current use since 1980</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: No Impact</li><li>• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: No construction is planned</li></ul>

Google Maps 4200 Blue Mounds Trail



The Home is 1 acre  
surrounded by 50 Acres of owned property - same owner

Imagery ©2024 Maxar Technologies, Map data ©2024 50 ft



driveway  
(~12 ft wide, >100 ft long)

Town of Vermont

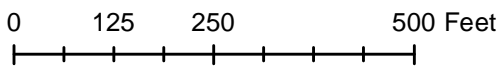
4200

septic system



0 20 40 80 Feet

4200 Blue Mounds Trail  
Site Plan



CUP Petition 2618  
4200 Blue Mounds Trail  
Neighborhood Map



CUP 2618

Part of the SW 1/4 NW 1/4 of Section 16, Town of Vermont, described as follows:

Commencing at the Northwest corner of said Section 16; thence S 89° 20' 57" E, 1985.01 feet; thence S 00° 38' 00" W, 1307.39 feet; thence N 89° 33' 49" W, 795.85 feet; thence S 27° 02' 56" W, 390 feet; thence S 62° 57' 04" E, 70 feet to the point of beginning; thence S 62° 57' 04" E, 150 feet; thence S 27° 02' 56" W, 150 feet; thence N 62° 57' 04" W, 150 feet; thence N 27° 02' 56" E, 150 feet to the point of beginning.