

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/06/2024	DCPCUP-2024-02615
Public Hearing Date	
05/28/2024	

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

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

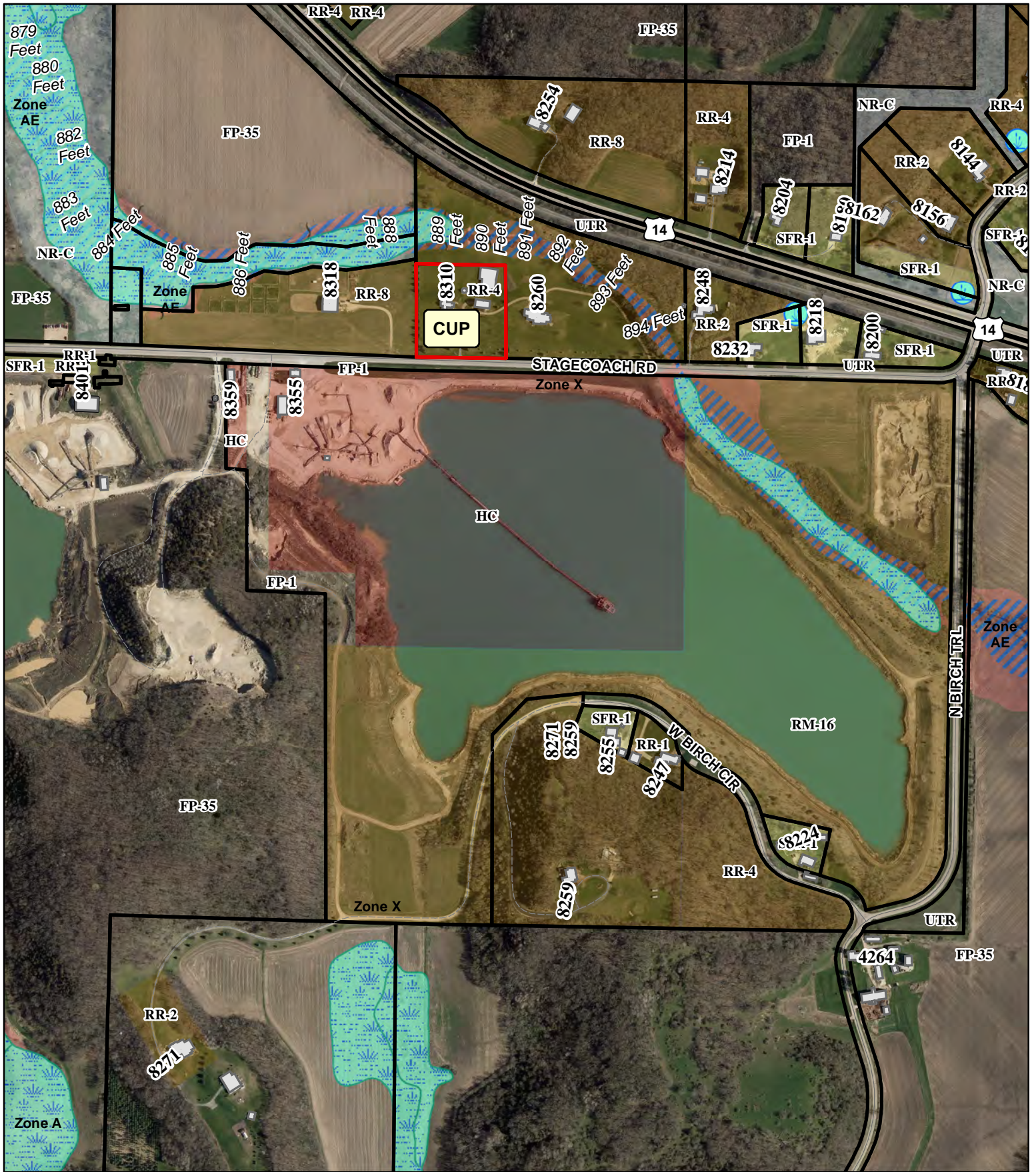
CUP DESCRIPTION

Transient or Tourist Lodging (AirBnB)




DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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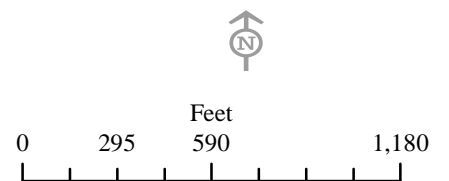
10.243(3)	4.5
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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CUP 2615

-  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 (+\$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:	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? 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 (non-refundable), 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: _____

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">• 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.
List the proposed days and hours of operation.
List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
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.
Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.
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.
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.
Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.
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.
Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800 .
Briefly describe the current use(s) of the property on which the conditional use is proposed.
Briefly describe the current uses of surrounding properties in the neighborhood.

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 tourist lodging in the farmhouse/ guest house includes a full bath and a half bath, two bedrooms and a lower-level fireplace built in 1840. The home will be rented out seasonally, selectively.

List the proposed days and hours of operation.

We will offer the house 7 days a week throughout the year on select dates and weekends, capitalizing on popular tourist dates that draw people to the area. For example, Ironman & CrossFit weekends.

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). This relates to the overall farmhouse/ barn/ flower farm.

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 on the farm, landscape, and lawn maintenance.

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 within the farmhouse a full and half bath.

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 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 would only be used for workshops and flowers. No specific signage for Tourist Lodging.

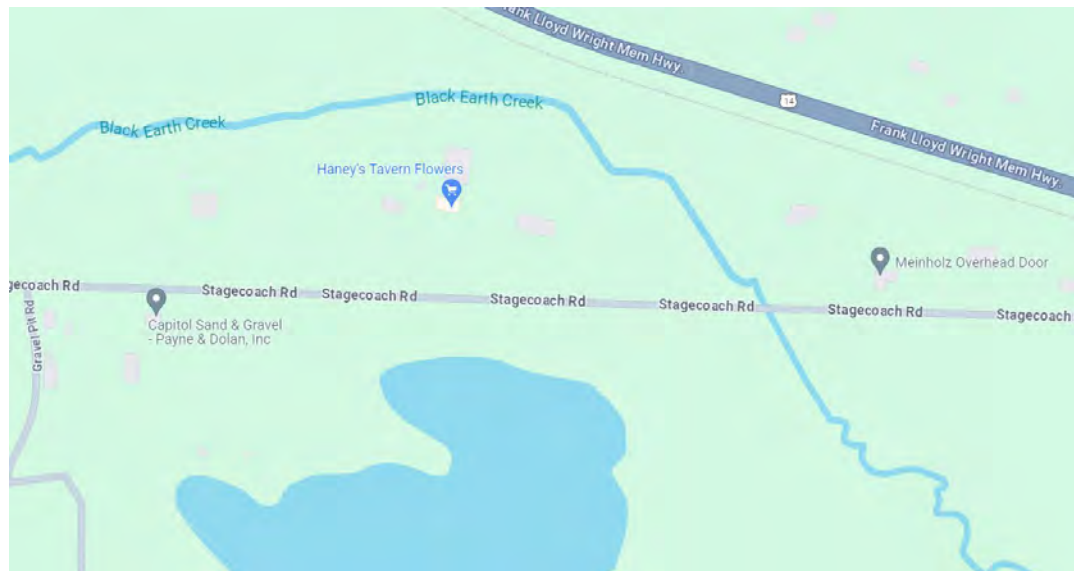
Briefly describe the current use(s) of the property on which the conditional use is proposed.

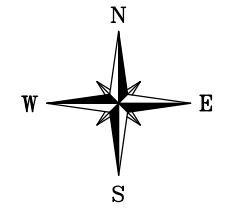
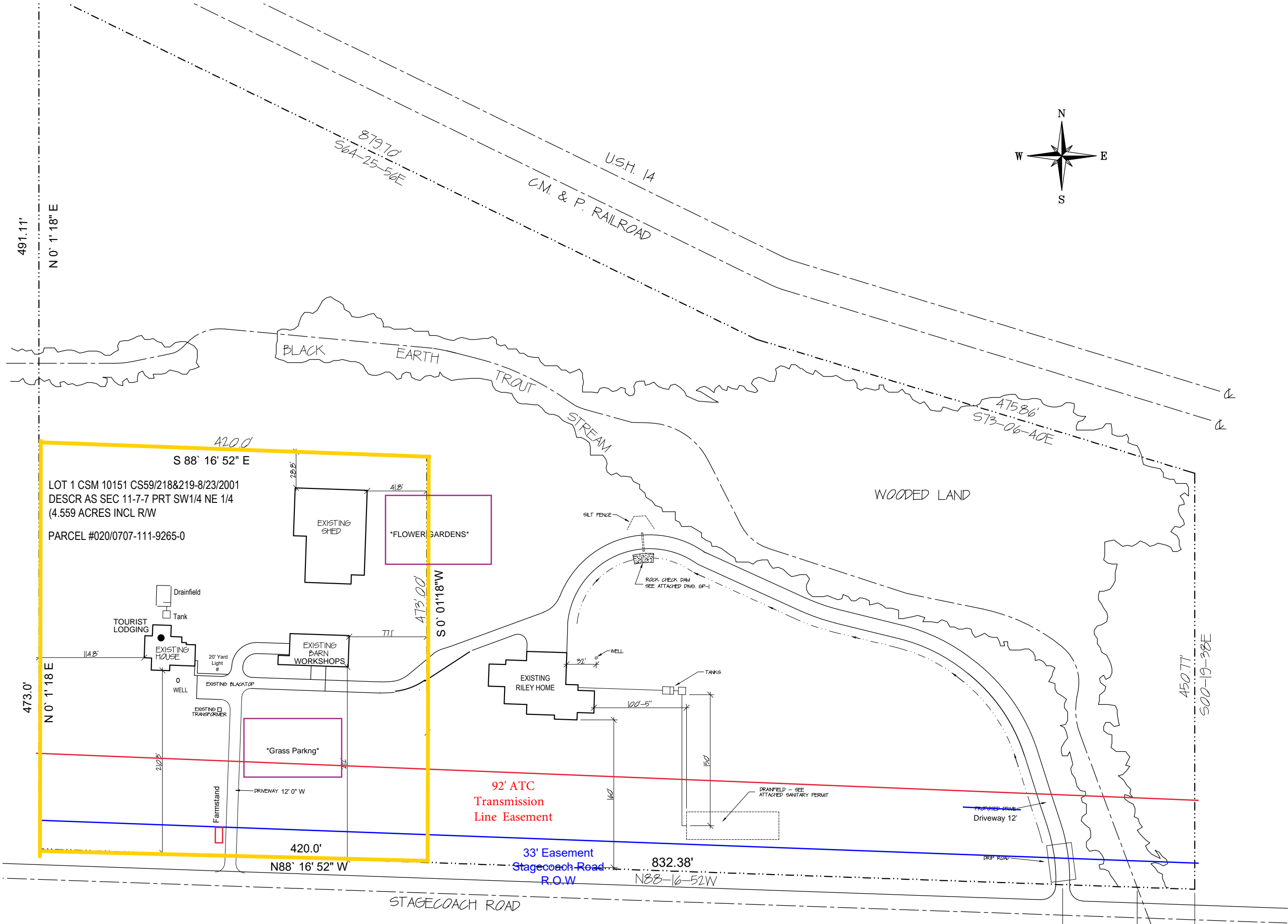
Residential, Guest house & Flower farm

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.





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SP-1

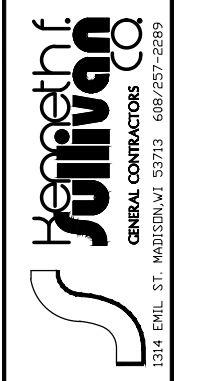
SITE PLAN

PARCEL #020/0707-III-9260-6

SCALE: 1" = 100'

REVISIONS

Vera & Robert Riley Residence
 Stagecoach Rd.
 Cross Plains, WI. 53528



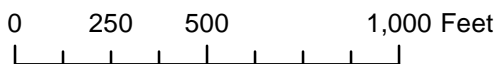
DRAWING NO. 1"=50' SITE PLAN
 DRAWN BY: JFR
 DATE: 2002 RVSD 2024

SHEET SP.1
 PROJ. # 990000





Pictured: Haney's Tavern Farmhouse & Barn



Neighborhood Map

CUP 2615 Legal Description:

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

