

Conditional Use Permit for the Paoli Barn Lot

Includes the Paoli Barn Building at 6885 and land extending to south border of the property

Purpose: To support the operation of a commercial event venue and photography business, including hosting small-scale private events, workshops, photography sessions, and related uses consistent with such operations.

Activities will be conducted during normal business hours as events are scheduled, though not to extend past 9 p.m. Business is run by 1 full-time employee with contract/temporary help as needed. Anticipated uses are Small-scale (<50 people) private events operating in the barn and outdoors in the Paoli Backyard. Events may include elopements, workshops, retreats, private group gatherings, small sales events. .

Most events will be private access only with exception of occasional sales supporting events such as art fair, farmers' market, food tasting, and similar. Outdoor lighting limited to highlighting events and private events may include some low amplified music, not to extend past 9 pm.

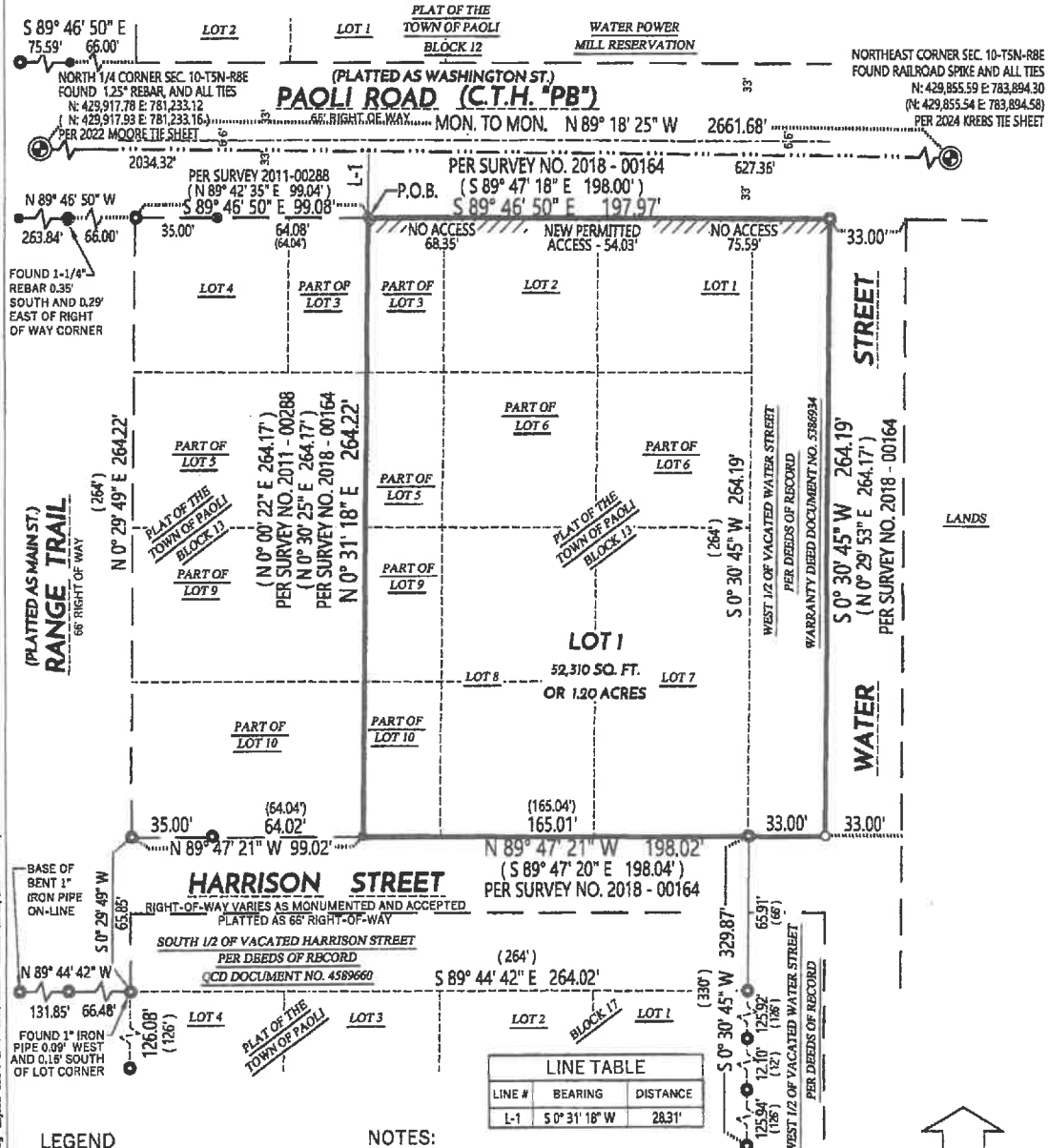
Beer/wine available to support private events if approved.

Building has restroom and septic capacity to support small events. Additional portable toilets brought on site to support outdoor private events as needed.

Legal Definition of Parcel

CERTIFIED SURVEY MAP NO. 116569

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1 1/4" REBAR FOUND
- 1" IRON PIPE FOUND
- SURVEY NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION PER PLAT OF THE TOWN OF PAOLI, UNLESS NOTED

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 11TH, 2024.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCONS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, T5N, R8E, BEARS N 89° 18' 25" W.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEETS 2 OF 4 FOR EXISTING IMPROVEMENTS, AND FLOOD PLAIN LIMITS.
- REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOILS SURVEY.



0' 30' 60'



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
PAOLI WORLD HEADQUARTERS
1834 SUNSET CT
MIDDLETON, WI 53562

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 1 of 4

VOL 124 PAGE 194
DOC. NO. 5980229
C.S.M. NO. 116569

CERTIFIED SURVEY MAP NO. 16569

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

BOUNDARY DESCRIPTION

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID SECTION 10, THENCE, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, NORTH 89 DEGREES 18 MINUTES 25 SECONDS WEST, 627.36 FEET; THENCE, SOUTH 00 DEGREES 31 MINUTES 18 SECONDS WEST, 28.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF PAOLI ROAD, ALSO KNOWN AS COUNTY TRUNK HIGHWAY "PB", PLATTED AS WASHINGTON STREET, ALSO BEING THE NORTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 3, AND ALSO THE POINT OF BEGINNING;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY OF PAOLI ROAD, SOUTH 89 DEGREES 46 MINUTES 50 SECONDS EAST, 197.97 FEET TO A POINT ON THE EAST LINE OF THE VACATED WEST HALF OF WATER STREET; THENCE, ALONG SAID EAST LINE OF THE WEST HALF OF THE AFORESAID VACATED WATER STREET, SOUTH 00 DEGREES 30 MINUTES 45 SECONDS WEST, 264.19 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF HARRISON STREET; THENCE, ALONG SAID EXTENSION AND THEN SAID NORTH RIGHT-OF-WAY, NORTH 89 DEGREES 47 MINUTES 21 SECONDS WEST, 198.02 FEET TO THE SOUTHWEST CORNER OF THE EAST 33 FEET OF AFORESAID LOT 10; THENCE, ALONG THE WEST LINE OF THE EAST 33 FEET OF AFORESAID LOTS 3, 5, 9, & 10, NORTH 00 DEGREES 31 MINUTES 18 SECONDS EAST, 264.22 FEET, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 52,310 SQUARE FEET OR 1.20 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF PAOLI WORLD HEADQUARTERS, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF MONTROSE AND DANE COUNTY, WISCONSIN.

ZMREO
ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

8/6/2024
DATE



File: W:\2024\10872_Paoli World Headquarters - 8801 Paoli RD\Jobs\10872_CSM.dwg Layout: CSM 3 of 4 User: Zach Plotdate: Jul 01, 2024 - 2:51pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
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1534 SUNSET CT
MIDDLETON, WI 53562

SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 3 of 4

VOL. 124 PAGE 196
DOC. NO. 5980229
C.S.M. NO. 16569

CERTIFIED SURVEY MAP NO. 16569

A CONSOLIDATION OF PARCEL A & PARCEL B, AS DESCRIBED IN WARRANTY DEED RECORDED ON JANUARY 30, 2018 AS DOCUMENT NO. 5386934, BEING ALL OF LOTS 1, 2, 6-8, AND PART OF LOTS 3, 5, 9, & 10 OF BLOCK 13, AND THE VACATED WEST HALF OF WATER STREET ADJACENT TO SAID BLOCK 13, PLAT OF THE TOWN OF PAOLI, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 10 TOWN 5 NORTH, RANGE 8 EAST, ALL IN THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

PAOLI WORLD HEADQUARTERS, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SEC. 75.17(1)A, DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL.

BY: Mike Klonsinski
MANAGING MEMBER
PAOLI WORLD HEADQUARTERS, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 13 DAY OF August, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR PAOLI WORLD HEADQUARTERS, LLC, Mike Klonsinski TO ME KNOWN TO
BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

Josh Sander
NOTARY PUBLIC, STATE OF WISCONSIN

is permanent
MY COMMISSION EXPIRES

TOWN OF MONTROSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR APPROVAL BY THE TOWN BOARD OF THE TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BE AND THE SAME HEREBY APPROVED. ACKNOWLEDGED AND ACCEPTED BY THE TOWN OF

MONTROSE ON THIS 2nd DAY OF July, 2024.

Jennifer Armstrong
TOWN CLERK, TOWN OF MONTROSE

8/13/24
DATE



DANE COUNTY APPROVAL CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE

ACTION, ON THIS 15 DAY OF AUGUST, 2024.

Daniel Everson
DANIEL EVERSON, #10820
AUTHORIZED REPRESENTATIVE

DATE:

Received 8-15-24 9:18 am

OFFICE OF THE REGISTER OF DEEDS

Dane COUNTY, WISCONSIN

RECEIVED FOR RECORD 15th August

20 24 AT 10:55 O'CLOCK A M AS

DOCUMENT # 5980229

IN VOL. 124 OF CERTIFIED SURVEY

MAPS ON PAGE(S) 194 - 197

Kristi Chlebowski
KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
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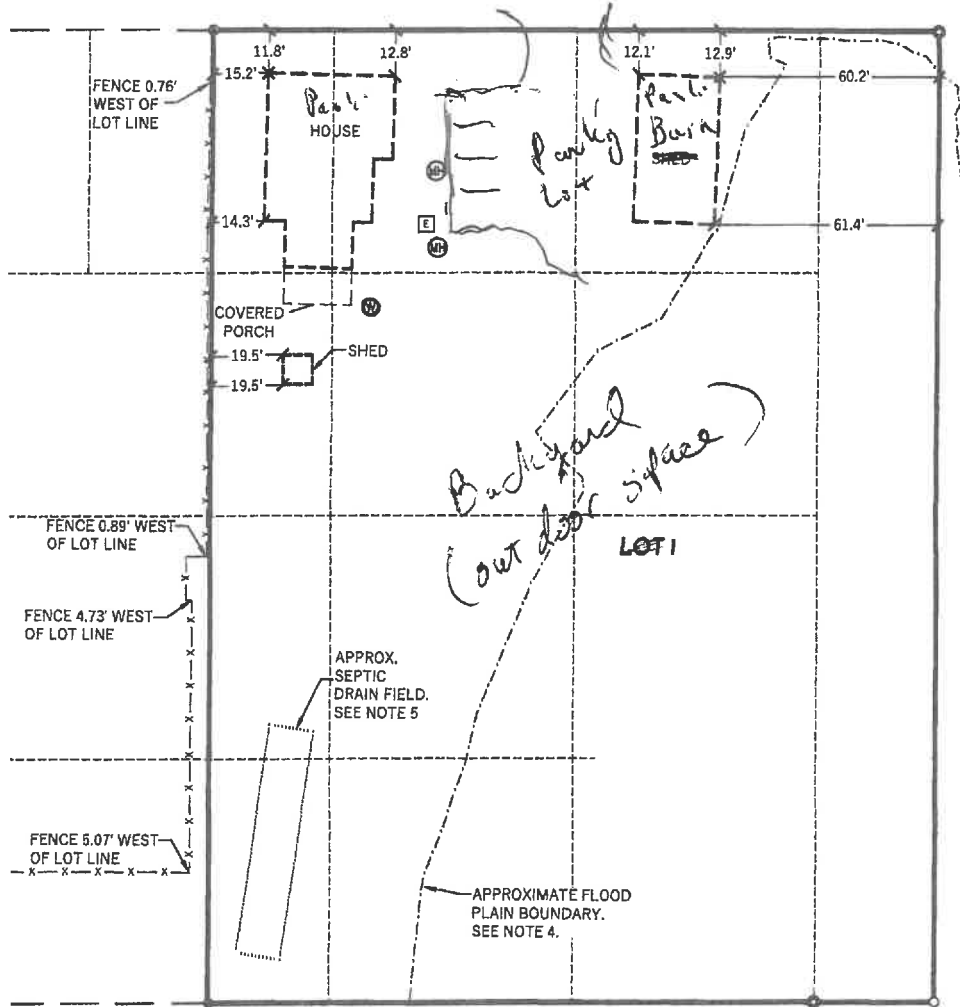
SURVEYED BY: MAL/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 210872
SHEET NO: 4 of 4

Cleaner version of Parcel with Structures and Road Cuts

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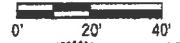


LEGEND

- 3/4" REBAR FOUND
- IRON PIPE FOUND (SIZE NOTED)
- SURVEY NAIL FOUND
- 3/4" REBAR SET 1.50 LB/FT
- ⊕ SEPTIC MANHOLE
- ⊙ WELL/HAND PUMP
- ⊞ SEPTIC PUMP ELEC. BOX
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- BUILDING
- PLATTED LINE
- APPROX. SEPTIC DRAINAGE FIELD
- - - - FLOOD PLAIN BOUNDARY

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 11TH, 2024.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. A PORTION OF THE SUBJECT PARCEL IS IN ZONE AE, WITH A VARIABLE BASE FLOOD ELEVATION BETWEEN 898.89 - 898.50 PER FIRM MAP PANEL 55025C0567G. APPROXIMATE FLOOD PLAIN LIMITS ARE BASED ON TOPOGRAPHIC DATA COLLECTED BY WYSER ENGINEERING, LLC.
5. APPROXIMATE 12' X 62.5' SEPTIC DRAIN FIELD LOCATION PER POWTS SOIL TEST DOC. 11838.



File: W:\2021\210872_Paoli_World_Headquarters - 0801 Paoli RD\210872_CSM.dwg Legend: CSM 2 OF 4 User: Zach Plotdate: Jul 01, 2024 - 3:53pm



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SHEET NO: 2 of 4

VOL. 124 PAGE 195
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Park:
Backyard
Outdoor
Space in
the CUP
(proposal)