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Planner/Administrator

Town of Verona

335 N. Nine Mound Rd
Verona, WI 53593
(608) 845-7187

Town of Verona Board Action 9/2/2014

5 ayes
0 nays

Motion by Enburg to approve CUP for "limitations of livestock" with the A-2(8) district for the property located at 2817 White Crossing Rd. with the following conditions (drafted by the Plan Commission and reviewed by Dane County staff and amended by the Board):

1. The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and any other livestock.
2. Additional animal units can be boarded at a level of 1.8 units per acre of contiguous leased or owned land if documentation of a current, properly executed lease or evidence of ownership is provided to and found acceptable to the Town of Verona. On the additional leased or owned land, animal units cannot be double counted to serve both the that property and the property addressed in this CUP.
3. Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
4. No new boarding facilities will be allowed without all applicable permits.
5. Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
6. Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.
7. Owner/Operator shall be responsible for instituting and complying with a nutrient (manure) management plan written to NRCS 590 standards and approved by Dane County Land Conservation.
8. All parking shall be on site. Parking is prohibited on County Highway PD, White Crossing Road, and Timber Lane.
9. Outside speakers/amplification is prohibited.
10. Lighting is limited to hours of operation except for a security light
11. Appropriate ground cover to mitigate risk of erosion and dust from over grazing and use of outdoor arenas is required.
12. Outdoor storage will only be for fodder, water, training and riding.
13. Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.

It was understood that with these conditions the six findings of fact for a conditional use permit would be satisfied.

Second by Geller. Motion carried unanimously.

Town of Verona Plan Commission Action 8/28/2014

3 ayes
2 nays

Action on land use application # 2014-6 dated 6/30/2014 for property located at 2817 White Crossing Rd. submitted by Bill Krell for the Krell Company.

Motion by Paul to approve conditional use permits for item "p" ("unlimited livestock on 3-16 acres") and item "o" ("kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events") in section 10.126 of the Dane County Zoning Code with the understanding that the current deed restriction limits the livestock to horses and the following conditions would apply:

- The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and any other livestock.
- Additional animal units can be boarded at a level of 1.8 units per acre of contiguous leased or owned land if documentation of a property executed lease or evidence of ownership is provided.
- Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
- No new boarding facilities will be allowed without all applicable permits.
- Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
- Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.
- An approved Dane County manure management plan is required.
- All parking shall be on site.
- Outside speakers/amplification is prohibited.
- Lighting is limited to hours of operation except for a security light
- Appropriate ground cover to mitigate risk of erosion and dust from over grazing is required.
- Outdoor storage will only be for fodder, water, training and riding.
- Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.

With the application of these conditions it is understood that the six findings of fact have been satisfied.
Second by Dreger. Motion carried.