

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
03/31/2025	DCPCUP-2025-02662
Public Hearing Date	WITHDRAWN
06/24/2025	

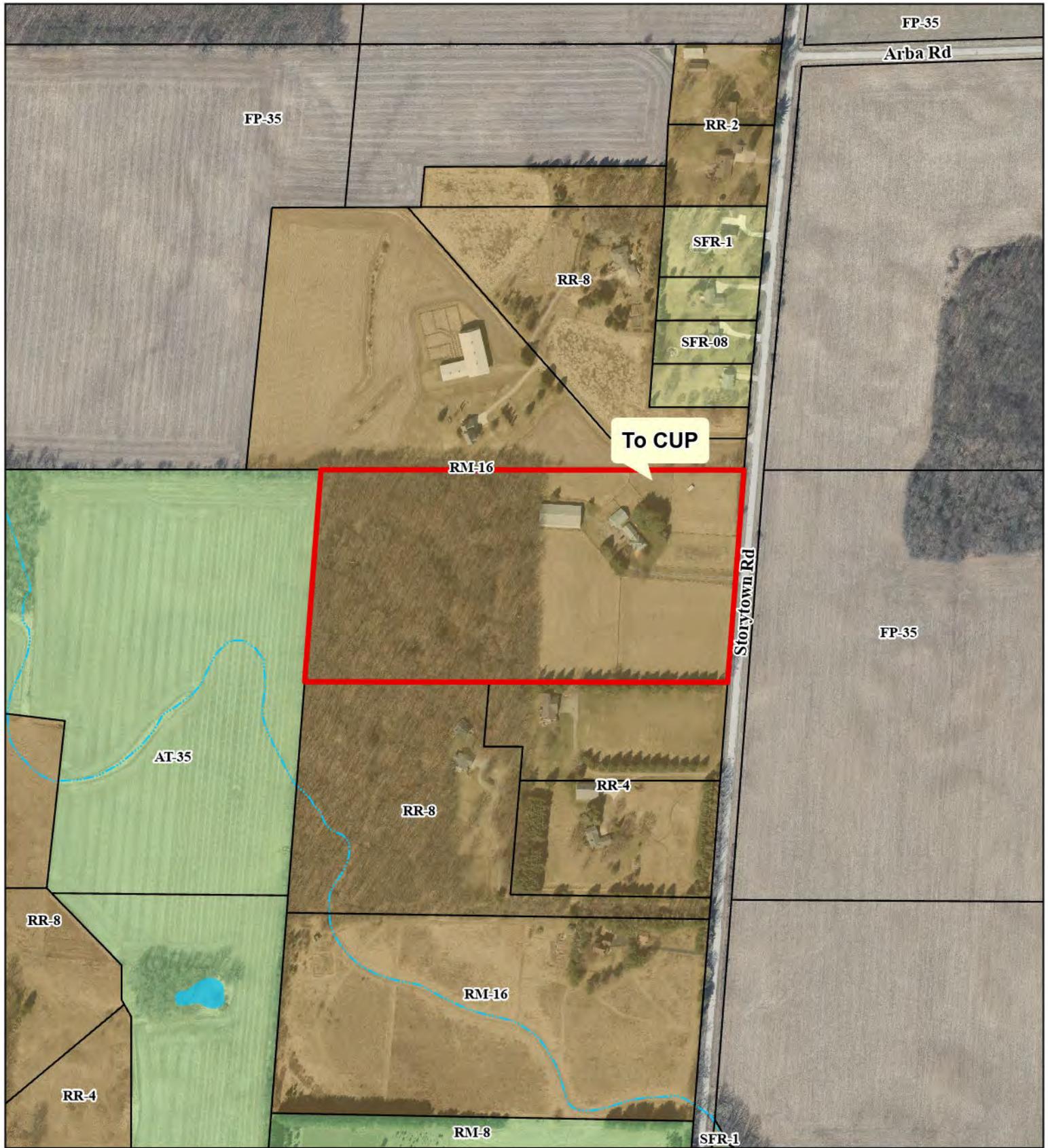
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME RUTH A CRENNELL SURVIVOR'S TR	Phone with Area Code (608) 712-4527	AGENT NAME AMANDA HAUSER	Phone with Area Code (612) 877-0583
BILLING ADDRESS (Number, Street) 1451 STORYTOWN RD		ADDRESS (Number, Street) 2518 DUNWOODY DRIVE	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) Madison, WI 53713	
E-MAIL ADDRESS		E-MAIL ADDRESS ajhauser19@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1451 Storytown Rd					
TOWNSHIP OREGON	SECTION 5	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-053-8001-2		---		---	

CUP DESCRIPTION
Large Animal (Horse) Boarding

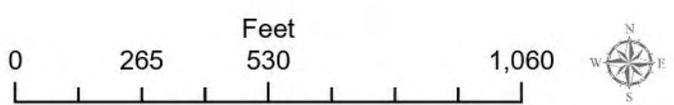
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.234(3) & 10.103(6)	20

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	RUH1	
		PRINT NAME:
		DATE:



CUP 2662
Ruth A Crennell Survivor's TR

- Proposed Zoning Boundary
- Tax Parcel Boundary





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
----------------------------------------------------------------------------	---------------------------------------------------	----------------------------------------------------	------------------------------------------------------------------	---------------------------------------------------------------	------------------------------------------------------------------------------------------------------

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.

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\(8\)](#).
- Proposed loading/unloading areas.
- 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.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

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

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\(15\)](#).

Dane County Conditional Use Permit Application
(CUP 2662 applicant responses full text)

STANDARDS FOR CONDITIONAL USE PERMITS

Please explain how the proposed land use will meet the following standards:

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.

All horses will be properly secured by use of appropriate fencing so they do not escape into roadways, be hit by cars, or harm neighbors. The applicant will use utilize fencing that is standard within the industry such as wood and horse-safe wire fencing. All gates and stall doors will have latches.

The number of horses will not exceed the acreage of the property. Manure will be piled to compost at least 80' from the nearest lot line and 260' from the closest residence with no direct sight lines. This adjacent property is zoned RM-16 and has existing horse facilities. Once composted, the manure will be spread on paddocks that are being rested from being grazed or sold/given away. This will not be noticeable or impactful to nearby residents.

Traffic will occur during the hours of 8am-8pm with no more than 5 vehicles (not including the residents) during an hour period. The applicant owns two horse trailers (est. 15' and 30') that will be stored on the property but will be in use less than weekly.

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 surrounding properties have zoning of RM-16, RR-8, RR-4, RR-2, AT-35, SFR-01, SFR-8, and FP-35 all of which have a degree of agriculture in permitted and conditional uses. The adjacent property zoned RM-16 has existing equestrian facilities. As livestock is already permitted on the applicant's property and on adjacent properties, the proposed use of large animal boarding is in harmony with the surrounding neighborhood, as it will not result in the keeping of horses in a neighborhood in which they are not otherwise prohibited. The applicant shall use proper fly mitigation tactics to keep pests at a minimum.

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 boarding and training of horses and provision of riding lessons is an agricultural use as horses require agricultural pasture to live on. This aligns with the town's comprehensive plan of supporting agriculture activities.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The existing utility services and driveway meet the business's needs. Two livestock run-in sheds sized 12'x24' will be installed to provide adequate shelter for the horses. The property does not need to have any additional drainage or grading to support the increased number of horses on the property.

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.

The applicant provides adequate measures to ensure safe ingress and egress into the facility so it does not impact the flow of traffic or create congestion. There is 20- foot wide entrance with good sight lines leading to a large driveway space that is suitable for parking and loading/unloading horse trailers entirely on the property. This driveway also eliminates the need for any vehicle to back into traffic on Storytown Road. There is adequate parking on the property so that no parking on the street is necessary.

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

This large animal boarding business is also a limited family business as only Amanda Hauser and Max Michelson (spouse) will operate it. The livestock run-in sheds that will be placed will comply with set-back requirements of 50' from the RR zoned properties to the south and will be well within the 10' regulation to all other sides.

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

Both the Town and County have designated this and the surrounding properties as an area permitting agricultural activities. As horses require agricultural land to live on, the operation of a horse boarding and riding business on the property is consistent with the adopted Town and County Comprehensive Plans.

8. If the conditional use is located in a Farmland Preservation Zoning district, the conditional use is subject to the following standards found in section 10.220(1).

a. Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

...

b. Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

...

c. Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

...

d. Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

...

e. 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

Describe in detail the proposed conditional use.

The use of 1451 Storytown Road will be for boarding up to 15 horses, horse training, and riding lessons. Some of the horses on the property will be owned by the applicant. The barn will house 6 stalled horses (with turnout during the day) and the remaining will be pasture-boarded.

To maintain the property, the facility will utilize a small tractor, ATVs, manure spreader, and lawnmowers as equipment.

The facility will construct two 12'x24' run-in sheds to provide adequate cover for pasture-boarded horses. The existing moveable 8x16 run-in shed will be moved to the north of the barn for storage.

There is no planned addition of sanitary fixtures in the barn. Another CUP will be filed in the future if we wish to add one to the property.

The business name is Bellhaus Equestrian LLC. We have been in operation since 2024 and have provided lessons and training within the county at other facilities.

Proposed days and hours of operation.

Maintenance facility operations will be Monday - Sunday from 7am to 9pm. This includes attending appointments for horses (such as vet and farrier) and to care for the horses. Client facility hours will be between 8am and 8pm for any riding and training.

Employees.

Prospective owners Amanda Hauser and Max Michelson will reside on the property upon closing. They will provide nearly all staffing for the facility. 1-2 independent contracts will be hired on an as needed basis when Amanda and Max are out of town, and will be on property during operating hours.

Anticipated noise, odors, dust, soot, runoff or pollution – and any proposed measures to mitigate.

Noise will be kept to a minimum as loud noises startle horses which is not conducive to training or riding. Any noise would be related to small chore tractors, ATVs, and horses, and produced during normal operating hours.

The arenas shall be watered as necessary to keep dust at a minimum. This will be conducted as dust is harmful to horses' respiratory systems and to keep the footing in good condition to ensure safety for horses.

No soot will be generated by the operation of the business.

No significant odor should be generated due to the small amount of animals and proper handling of manure.

Materials to be stored outside, or any activities taking place outside.

Hay and bedding will be stored in trailers on the property alongside two horse trailers owned by the applicants. Riding activity will take place in an enclosed (via fencing) riding arena on days with appropriate weather but will otherwise take place in the indoor arena. Riders may also take horses on trail-rides within the confines of the property.

Describe measures taken to ensure compliance with Ch 11 & 14 stormwater & erosion control.

No new measures will need to be taken.

Existing and proposed sanitary facilities associated with the proposed use, incl. manure management.

No new sanitary facilities are proposed at this moment. Clients of the farm will use a restroom located in the private residence as needed.

Manure will be stored in a compost area and then spread (in non-winter months) on rested horse paddocks, sold, or given away.

Existing or proposed facilities for managing trash/recycling removal.

Trash and recycling will be managed as dictated by the Town of Oregon and any excess will be properly disposed of at the dump.

Anticipated daily traffic, types & weights of vehicles, and measures to accommodate increased traffic.

Standard daily traffic would not exceed 10 cars per day between the hours of 8am-8pm, consisting of cars and pickup trucks. It is anticipated there will be no more than 3 client cars per hour on the property during riding hours. Assuming a 9 x 23 parking stall (the maximum required), there is space for more than 10 parking stalls. Based on the planned horse stalls and potential employees the required parking is less than 14 parking stalls. There is space for an additional 14,500 square feet of vehicle and trailer parking north of the indoor arena depicted on the site plan. There is no need for, or plan to use this space as parking, but it is available and suitable for the purpose. Horse trailer traffic will be less than weekly. The applicant will store their trailers to the north of the arena building.

List any hazardous, toxic or explosive materials to be stored on site, and containment/safety measures.

No such materials will be stored on site.

Existing or proposed outdoor lighting, and measures to mitigate light pollution impacts to neighbors.

In order to provide the horses with proper care indoor and outdoor lighting is turned off at night. Outdoor lights will be on only when necessary for the applicant to tend to the horses.

Existing or proposed signage (size, location, materials).

The applicant proposes to place a small ground sign near the driveway with the LLC's name, Bellhaus Equestrian.

Current use of the property.

The property is currently used a single-family residence. While no horses are currently living on the property, they had boarded personal horses there in years past.

Current uses of surrounding properties in the neighborhood.

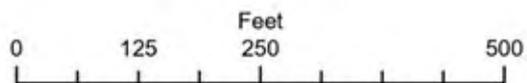
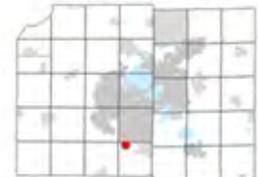
The properties to the south are zoned RR-8 and RR-4 and are being used as single-family residences. The property to the west is zoned AT-35 and is used as cropland. The property to the East across Storytown Road is zoned FP-35 and is used as cropland. The property to the north is zoned RM-16 and is used as a single-family residence and there are horse facilities on the property (barn and indoor arena).

Hauser CUP - Site Plan

1451 Storytown Road, Town of Oregon



Location in Dane County



CUP 2662 Legal Description

PART OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 5, TOWN 05 NORTH, RANGE 09 EAST, TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

Commencing at the South $\frac{1}{4}$ corner of said Section 5, thence N $03^{\circ}43'33''$ E along the North-South quarter line, 2002.84 feet to the Point of Beginning; thence N $03^{\circ}43'33''$ E, 656.43 feet to the center $\frac{1}{4}$ corner of said Section 5, thence S $89^{\circ}00'14''$ W 1333.04 feet to the Northwest corner of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$; thence S $03^{\circ}21'54''$ W along 40 line 656.10 feet, thence N $89^{\circ}00'14''$ E 1329.69 feet to the Point of Beginning.