

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/19/2014	DCPCUP-2014-02282
Public Hearing Date	
08/26/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MANDY M THOMAS	Phone with Area Code (608) 516-5594	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) PO BOX 930155		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip)	
E-MAIL ADDRESS libertystables@hotmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
2796 White Crossing Rd.					
TOWNSHIP VERONA	SECTION 7	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0608-074-8660-0		---		---	

CUP DESCRIPTION

unlimited livestock 3 - 16 acres

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.126(3)	10

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <i>MT</i>	Inspectors Initials SCW1	SIGNATURE: (Owner or Agent) <i>Mandy Thomas</i>
		PRINT NAME: <i>Mandy Thomas</i>
		DATE: <i>6-19-14</i>

486



DANE COUNTY
PLANNING DEVELOPMENT

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
- Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>Mandy Thomas</u>	Agent	_____
Address	<u>2796 White Crossing Rd.</u>	Address	_____
Phone	<u>Verona, WI 53593</u>	Phone	_____
	<u>608 - 516 - 5594</u>		_____
Email	<u>liberty.stables@hotmail.com</u>	Email	_____

Parcel numbers affected: 0608, 07481600 Town: Verona Section: 07
06807490604 Property Address: 2796 White Crossing Rd

Existing/ Proposed Zoning District : A-2(B)

- Type of Activity proposed:
- Hours of Operation 6am - 9pm
- Number of employees 2
- Anticipated customers 75 students
- Outside storage
- Outdoor activities
- Outdoor lighting Current
- Outside loudspeakers Current
- Proposed signs Current
- Trash removal Town
- Six Standards of CUP (see back)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: [Signature]

Date: 6-19-14

Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six 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.

Based on land location and other uses of land in the area it is not going to disrupt land or neighbors

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 use of CUP and land will NOT impair the enjoyment of other properties. Everything is maintained and kept up on.

3. That 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.

Other surrounding properties have horses or similar to my request.

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

YES! New Driveway, runways and outdoor riding arena. Put up a privacy fence and removed roundpen and seeded.

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.

Yes, all parking is on property and lessons are scheduled through out the day so everyone doesn't come at once.

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

Yes

2796 White Crossing - 10 acres

Zoned A2(8) with a deed restriction that all conditional land uses listed under the A-2(8) zoning district shall be prohibited except for horse boarding and riding stables.

Conditional Use Permit granted February 2009 with the following conditions:

- * 1. The horse boarding facility shall be limited to 18 animal units on the property at the one time; this includes horses and any other livestock. *25 housed/unlimited during business hours*
- ~~2. Stables and barns shall be limited to only the existing stables and barns. No new buildings or existing buildings may be constructed or modified to house livestock. *Take out*~~
- * 3. Commercial activities conducted on the property shall be limited to horse boarding, private equestrian instruction ~~and training~~. *Public* riding events or competitions are prohibited. *and other Liberty Stables Functions.*
4. Employees shall be limited to 2 full time employees.
- * 5. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. *8am - 9pm*
6. Within 60 days of the approval of this Conditional Use Permit, the owners shall institute and comply with all aspects of a manure management plan approved by Dane County Land Conservation.
7. All parking shall be on the property.
8. Outside speakers and amplified sounds ~~shall be prohibited.~~ *can only be in operation 8am - 8pm*
9. Outdoor lighting shall be limited to hours of operations except for an outside security light. All lighting shall be directed away from all neighboring residences.
- * 10. All outdoor training/riding area that are located between the riding arena barn and the north property line and extending east beyond the neighboring house must be maintained in grass that is a type of sod to avoid dust and erosion issues along with the north property line. The existing paddock areas that have wood chips may remain covered with similar material. ~~The existing round arena near the north property line will be converted into a pasture by July 31, 2009.~~
11. All grass paddocks and pastures must be maintained with sod, kept short and weed free. At no time shall the property be overgrazed creating the risk of erosion and dust issues.
12. The CUP shall expire up on the sale of the property or termination of the current business now called Liberty Stables. If the current business sells substantially all assets of the business, or if the current lease on the property expires without being immediately renewed or is terminated, the CUP shall expire. The Town will allow a one time only exception form the expiration of the CUP if the property or business is transferred or sold to an immediate family member.

2782 White Crossing - 20 acres

Zoned A2 with a deed restriction limiting the conditional uses that could be sought to: single family residence, home occupation, limited-family business, horse boarding and riding stables; horse shows and events; training of horses at a horse board facility; retail sale of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable; and sanitary plumbing fixtures, namely washroom facilities, in agricultural accessory buildings. In addition, the deed restriction shall limit the number of animals to 36 animal units as defined by the Dane County zoning code. (The deed restriction would allow for more uses than are being sought with this Conditional Use Permit. If uses other than at horse



Dane County Zoning Division

City-County Building

210 Martin Luther King, Jr., Blvd., Room 116

Madison Wisconsin 53703

(608) 266-4266/266-9083

Fax (608) 267-1540

DANE COUNTY CONDITIONAL USE PERMIT #2082

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2082 for a horse boarding and riding stable pursuant to Dane County Code of Ordinance Section 10.126(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: February 10, 2009

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **2796 White Crossing Road, Town of Verona, Dane County, Wisconsin**

Parcel # 0608-074-8660-0

Part of the Northeast 1/4 of the Southwest 1/4 and also part of the West 1/2 of the Southeast 1/4 of Section 7, Township 6 North, Range 8 East, in the Town of Verona, Dane County, Wisconsin, which is described as follows: Commencing at the Northwest corner of the Southeast 1/4 of said Section 7; thence South 00° 21' East along the West line of said Southeast 1/4, 199.1 feet; thence South 87° 34' East, 129.2 feet to the centerline of White Crossing Road; thence South 25° 12' West along said centerline of road, 130.2 feet to the point of beginning; thence continue South 25° 12' West along said centerline 214.1 feet; thence South 44° 48' East, 1,649.75 feet; thence North 45° 12' East, 134 feet; thence North 35° 57' West, 1,555.7 feet; thence North 87° 34' West, 253.2 feet to the point of beginning .

CONDITIONS:

1. The horse boarding facility shall be limited to 18 animals units on the property at any time; this includes horses and any other livestock.
2. Stables and barns shall be limited to only the existing stables and barns. No new buildings or existing buildings may be constructed or modified to house livestock.
3. Commercial activities conducted on the property shall be limited to horse boarding, private equestrian instruction and training. Public riding events or competitions are prohibited.

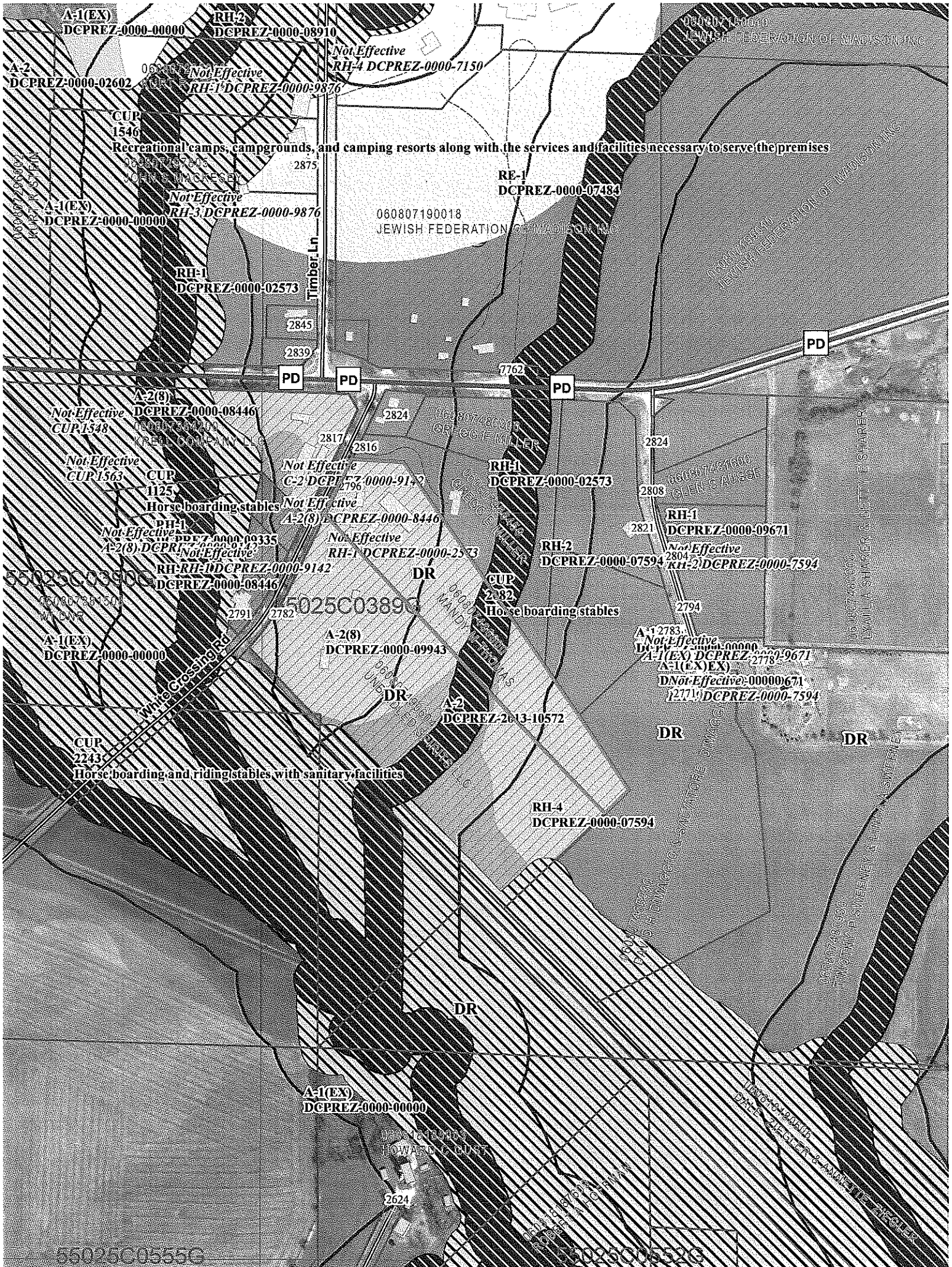
(Continued on page 2)

4. Employees shall be limited to 2 full time employees.
5. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
6. Within 60 days of the approval of this Conditional Use Permit, the Owner shall obtain and comply with all aspects of a manure management plan approved by Dane County Land Conservation.
7. All parking shall be on the property.
8. Outside speakers and amplified sounds shall be prohibited.
9. Outdoor lighting shall be limited to hours of operation except for an outside security light. All lighting shall be directed away from all neighboring residences.
10. All outdoor training/riding areas that are located between the riding arena barn and the north property line and extending east beyond the neighboring house must be maintained in grass that is a type of sod to avoid dust and erosion issues along the north property line. The existing paddock areas that have wood chips may remain covered with similar material. The existing round arena near the north property line will be converted to a pasture by July 31, 2009.
11. All grass paddocks and pastures must be maintained with sod, kept short and weed free. At no time shall the property be overgrazed creating the risk of erosion and dust issues.
12. The CUP shall expire upon the sale of the property or termination of the current business now called liberty Stables. If the current business sells substantially all assets of the business, or if the current lease on the property expires without being immediately renewed or is terminated, the CUP shall expire. The Town will allow a onetime only exception from the expiration of the CUP if the property or business is transferred or sold to an immediate family member.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING
AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE
FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.

(Continued on page 3)



A-1(EX)
DCPREZ-0000-00000

RH-2
DCPREZ-0000-08910

Not Effective
RH-4 DCPREZ-0000-7150

A-2
DCPREZ-0000-02602

Not Effective
RH-1 DCPREZ-0000-9876

CUP
1546

Recreational camps, campgrounds, and camping resorts along with the services and facilities necessary to serve the premises

RE-1
DCPREZ-0000-07484

A-1(EX)
DCPREZ-0000-00000

060807190018
JEWISH FEDERATION OF MADISON INC

RH-1
DCPREZ-0000-02573

Timber Ln

2875

2845

2839

PD

PD

PD

PD

A-2(8)
DCPREZ-0000-08446

Not Effective
CUP 1538

Not Effective
CUP 1563

CUP
1125

Horse boarding stables

RH-1

Not Effective
DCPREZ-0000-09335

A-2(8)
DCPREZ-0000-01127

Not Effective
RH-1 DCPREZ-0000-9142

RH-2
DCPREZ-0000-08446

DR

A-1(EX)
DCPREZ-0000-00000

CUP
2243

Horse boarding and riding stables with sanitary facilities

2817

2816

2796

Not Effective
C-2 DCPREZ-0000-9142

Not Effective
A-2(8) DCPREZ-0000-8446

Not Effective
RH-1 DCPREZ-0000-2573

DR

A-2(8)
DCPREZ-0000-09943

DR

A-2
DCPREZ-2013-10572

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2624

A-1(EX)
DCPREZ-0000-00000

0608164125009
HOWARD C. BUSH

55025C0555G

5025C0552G

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JEWISH FEDERATION OF MADISON INC

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JEWISH FEDERATION OF MADISON INC

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JEWISH FEDERATION OF MADISON INC

A-1 2783
Not Effective
DCPREZ-0000-00000
A-1(EX) DCPREZ-2778-9671
A-1(EX) EX
DNot Effective-00000671
2779 DCPREZ-0000-7594

DR

DR

DR

DR

RH-4
DCPREZ-0000-07594

CUP
2382

Horse boarding stables

RH-2
DCPREZ-0000-07594

RH-1
DCPREZ-0000-02573

RH-1
DCPREZ-0000-09671

Not Effective
RH-2 DCPREZ-0000-7594

CUP
2382

Horse boarding stables

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JEWISH FEDERATION OF MADISON INC

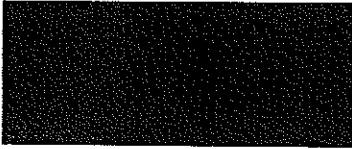
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REZONE AND CUP
 MARK/MANDY SAHF
 2796 WHITE CROSSING RD
 VERONA, WI 53583

Project Number	0305
Sheet Name	SITE PLAN
Drawn By	S. J. Sarti
Document Release	FOR PERMIT
FOR ZONING AND CUP	4-17-06
Sheet Number	1

PARCEL "B", PART OF NE1/4-SW1/4 & ALSO
 PART OF THE SE1/4 SECTION 7 - T.6N.-R.8E.
 DANE COUNTY, WISCONSIN
 SEC 7-6-B PRT NE1/4SW1/4 & PRT W1/2 SE1/4 COM
 AT NW COR OF SE1/4 OF SD SEC 7 TH S08E021E
 ALG W LN OF SD SE1/4 199.1 FT TH S87D0634E
 129.2 FT TO C/L OF WHITE CROSSING RD TH
 S25D0612'W ALG SD C/L OF RD 130.2 FT TO POB TH
 CONT S25D0612'W ALG SD C/L 214.1 FT TH
 S44D0648'E 1649.75 FT TH N45D0612'E 134.0 FT TH
 N35D0657'W 1555.7 FT TH N87D0634'W 253.2 FT TO
 POB 10 ACRES

