



## Dane County Zoning Division

City-County Building  
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# DANE COUNTY CONDITIONAL USE PERMIT # 2395

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 # 2395 for a Horse Boarding Stable pursuant to Dane County Code of Ordinance Section 10.12(3) and subject to any conditions contained herein:

**EFFECTIVE DATE OF PERMIT: October 25, 2017**

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

ADDRESS: 2122 Bridge Lane, Town of Springdale, Dane County, Wisconsin

PARCEL # 0607-252-8500-9

### Legal Description:

The East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 6 North, Range 7 East, in the Town of Springdale, Dane County, Wisconsin, more fully described as follows: Commencing at the Northwest corner of said Section 25; thence North 89° 23' 55" East along the North line of Section 25, 660.62 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25 and the point of beginning; thence North 89° 23' 55" East along said North line 660.62 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 25; thence South 00° 07' 29" West, 1,321.97 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 25; thence South 89° 22' 51" West along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 25, 659.18 feet to the Southwest corner of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25; thence North 00° 03' 45" East along the West line of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 25, 1322.16 feet to the point of beginning.

### **CONDITIONS:**

1. Horse riding and boarding stable shall be limited for up to twenty horses.
2. The hours of operation are 7 a.m. to 10 p.m. seven days a week.
3. The number of employees shall be limited to one employee - full-time/40 hours/week or equivalent, non-family member.
4. Outdoor storage shall be limited to four (4) horse trailers.

5. Adequate off-street parking shall be provided as depicted on the site plan for the proposed addition to an existing horse barn, dated 8/21/17 by Glacier Landscape, Inc.
6. The construction of a 2400 sq. ft. addition to an existing horse facility shall be constructed as depicted on the site plan, dated 8/4/2017 by Glacier Landscape, Inc.
7. Events open to the public are prohibited.
8. Outside loudspeakers and amplified sounds are prohibited.
9. Owner is responsible for instituting a manure management plan approved by Dane County Conservation.
10. Sanitary facilities shall be permitted in the accessory structure, if needed, as depicted on the site plan for the addition to the existing tack room, dated 7/31/17 by Glacier Landscape, Inc. (See separate Motion regarding temporary holding tank)
11. Signage is prohibited
12. No residential uses shall be permitted in the horse facilities.
13. Exterior lighting shall be dark-sky lighting and switch-activated for compliance with the Town of Springdale Dark-Sky Lighting Ordinance. Lighting shall be positioned per operations plan.
14. Owner is responsible for instituting a trash management/disposal plan
15. Conditional Use/Zoning expires with the sale of property or horse boarding business to an unrelated third party.
16. Owner shall comply with all information provided as part of the CUP/Zoning application.

**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.

5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

*EXPIRATION OF PERMIT*

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.