



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2285

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 #2285 for Limitations of livestock within the A-2(8) Agriculture Zoning District / Horse Boarding Facility pursuant to Dane County Code of Ordinance Section 10.126(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: September 24, 2014

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **2817 White Crossing Road, Town of Verona, Dane County, Wisconsin**

Parcel # 0608-073-8420-0

Lot 1 of Certified Survey Map 12121, Section 7, Town of Verona, Dane County, WI

CONDITIONS:

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 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.

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.