

Dane County Conditional Use Permit Application

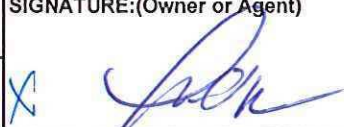


Application Date	C.U.P Number
08/17/2017	DCPCUP-2017-02395
Public Hearing Date	
10/24/2017	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME THOMAS J FISHER	Phone with Area Code (608) 235-8066	AGENT NAME THOMAS FISHER	Phone with Area Code (608) 235-8066
BILLING ADDRESS (Number, Street) 2122 BRIDGE LN		ADDRESS (Number, Street) 2122 BRIDGE LN	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) VERONA, WI 53593	
E-MAIL ADDRESS		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	
2122 Bridge Lane					
TOWNSHIP SPRINGDALE	SECTION 25	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0607-252-8500-9		---		---	

CUP DESCRIPTION
riding, boarding stables, sanitary fixtures

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.12(3)(o)	20.3
10.04(1)(a)2.	20.3

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: 
		DATE: 



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:

- o Written Legal Description of Conditional Use Permit boundaries
- o 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.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner	<u>TAYLOR & LISA MAURER</u>	Agent	_____
Address	<u>2122 BRIDGE LN, VERONA</u>	Address	<u>385 WYNWOOD DR.</u>
Phone	_____	Phone	<u>VERONA, WI</u>
Email	<u>608-235-8066</u>	Email	_____
	<u>TAYLOR.MAURER@GLAZIERLANDSCAPE.COM</u>		_____

Parcel numbers affected: 0607-252-8500-9 Town: SPRINGDALE Section: 25
25-6-7 E 1/2 NW 1/4 NW 1/4 20.03 ACRES Property Address: 2122 BRIDGE LN

Existing/ Proposed Zoning District : _____

- o Type of Activity proposed: BOARDING STABLE, NOTE THIS HAS BEEN A BOARDING STABLE SINCE 1986
- o Hours of Operation 7 AM TO 10 PM
- o Number of employees 1
- o Anticipated customers 15
- o Outside storage 2 HORSE TRAILERS
- o Outdoor activities RIDING
- o Outdoor lighting NONE
- o Outside loudspeakers NONE
- o Proposed signs NONE
- o Trash removal NO MORE GENERATED THAN IN THE PAST. NOTHING ADDITIONAL NEEDED.
- o 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:

Date: 8-16-17

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.

AREAS WILL BE REGULARLY MAINTAINED, MOWED

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 PROPERTY HAS BEEN USED AS A BOARDING FACILITY SINCE 1986. I UNDERSTAND THERE HAS NOT BEEN ANY ISSUES, WE PLAN TO OPERATE IT IN THE SAME MANNER.

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.

THE PROPERTY HAS BEEN USED AS A BOARDING FACILITY SINCE 1986

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

NO CHANGES NEEDED TO BE MADE,

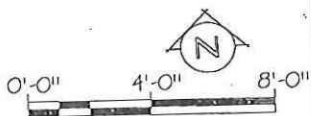
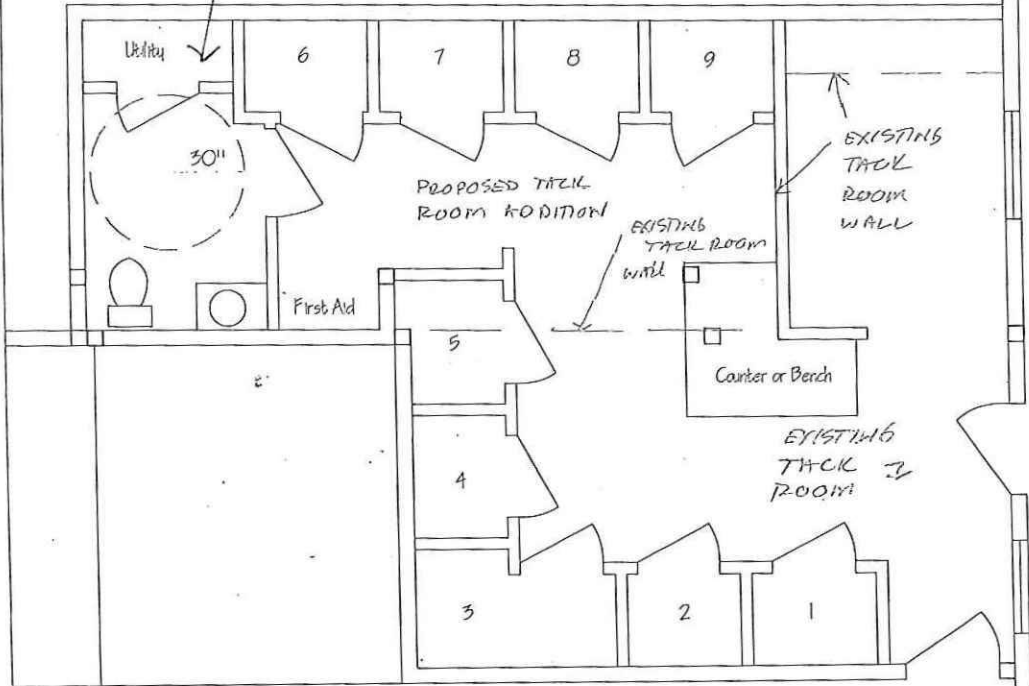
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

NO CHANGES NEEDED TO BE MADE

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

THAT IS THE GOAL, I HAVE BEEN WORKING ON VERIFYING THAT EVERYTHING IS IN PLACE THROUGH ZONING, TOWNSHIP,

PROPOSED
BATHROOM
LOCATION

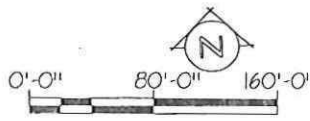
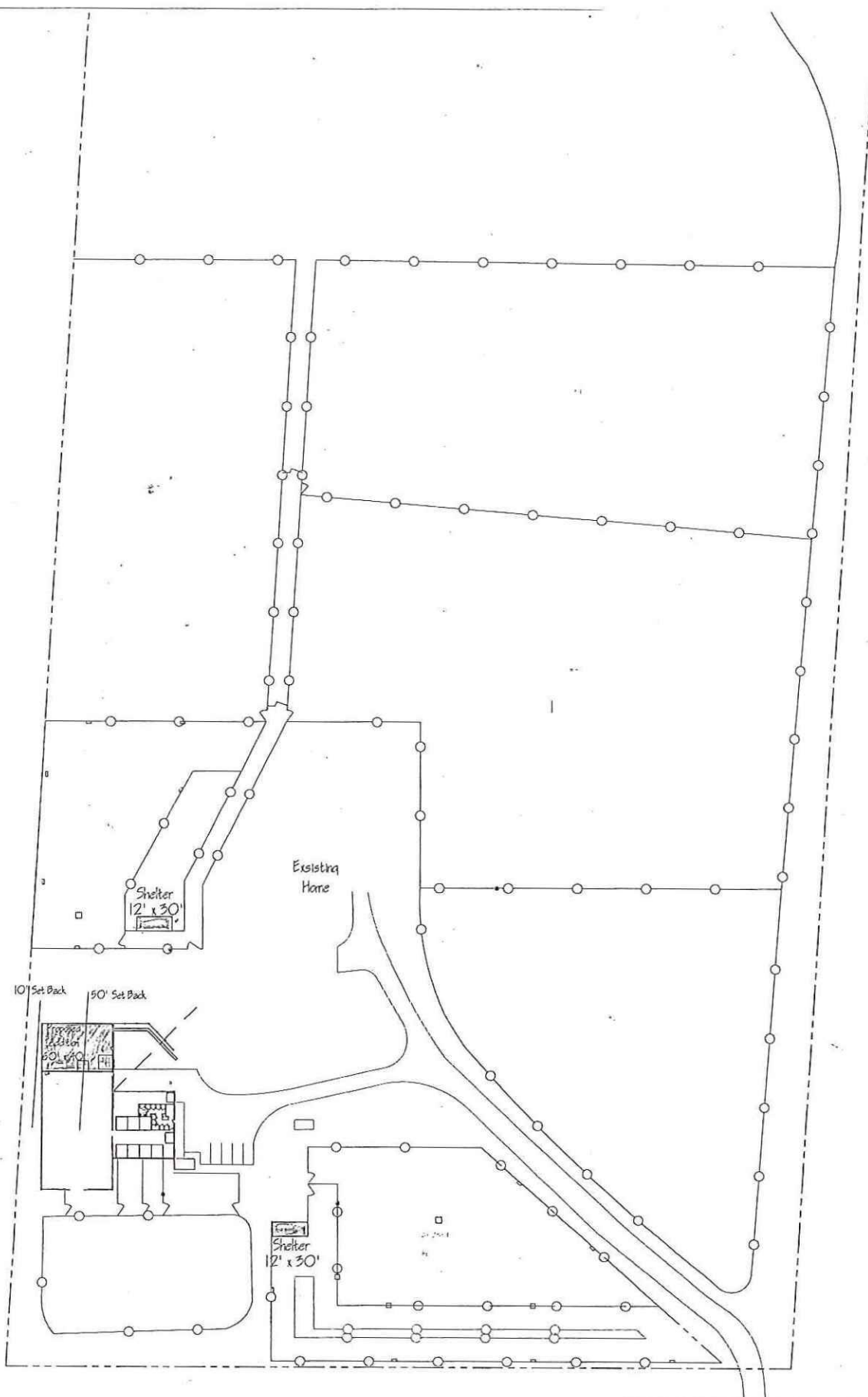


GLACIER 7395 Hwy PD Verona, WI
 Landscape, Inc. PH: (608) 845-5111
 FAX: (608) 845-3335
 www.glacierlandscape.com

A Landscape Plan For:
 Ray of Hope Farm
 2122 Bridge Lane
 Verona, WI

DATE: 7-31-17 kn
 PRINT: 11X17"
 SCALE: 1/4" = 1'-0"

This design is the intellectual property of Glacier Landscape Inc. and may not be reproduced or implemented in whole or part by any method without the written consent of Glacier Landscape Inc.



DATE: 7-31-17 kn
 PRINT: 11X17"
 SCALE: 1" = 80'-0"

GLACIER Landscape, INC. 7395 Hwy PD Verona, WI
 PH: (608) 845-5111
 FAX: (608) 845-3355
 www.glacierlandscape.com

A Landscape Plan For:
 Ray of Hope Farm
 2122 Bridge Lane
 Verona, WI

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Petition # 2395

Public Hearing Date 10/24/17

Application

- Application filled out and signed
- Metes and bounds description
- Scaled map
- Letter of intent
- If commercial, plan showing proposed improvements (building, parking, landscape)

Zoning Review

- 1. Zoning District fits the proposed land use? Yes / No
- 2. Zoning District fit the proposed and remaining lots (s)? Yes / No
- 3. Proposed lot meet the minimum width and area requirements? Yes / No
- 4. Do the existing structures meet the setbacks for the District? Yes / No
- 5. Do the existing structures meet the height limitations? Yes / No
- 6. Do the existing (proposed) structures meet the lot coverage? Yes / No
- 7. Do the Accessory structures meet the principal structure ratio? Yes / No
- 8. Existing building heights conform to district? Yes / No
- 9. Shoreland, Wetland, Flood plain issues? Yes / No
- 10. Steep slope issues? Yes / No
- 11. Commercial parking standards met? Yes / No
- 12. Screening requirements met? Yes / No
- 13. Outside lighting requirements? Yes / No

Comments: _____

Planning Review

- 1. Density Study Needed? Yes / No Splits _____
- 2. Determination of Legal Status Yes / No
- 3. In compliance with Town plan? Yes / No
- 4. Land Division Compliance? Yes / No

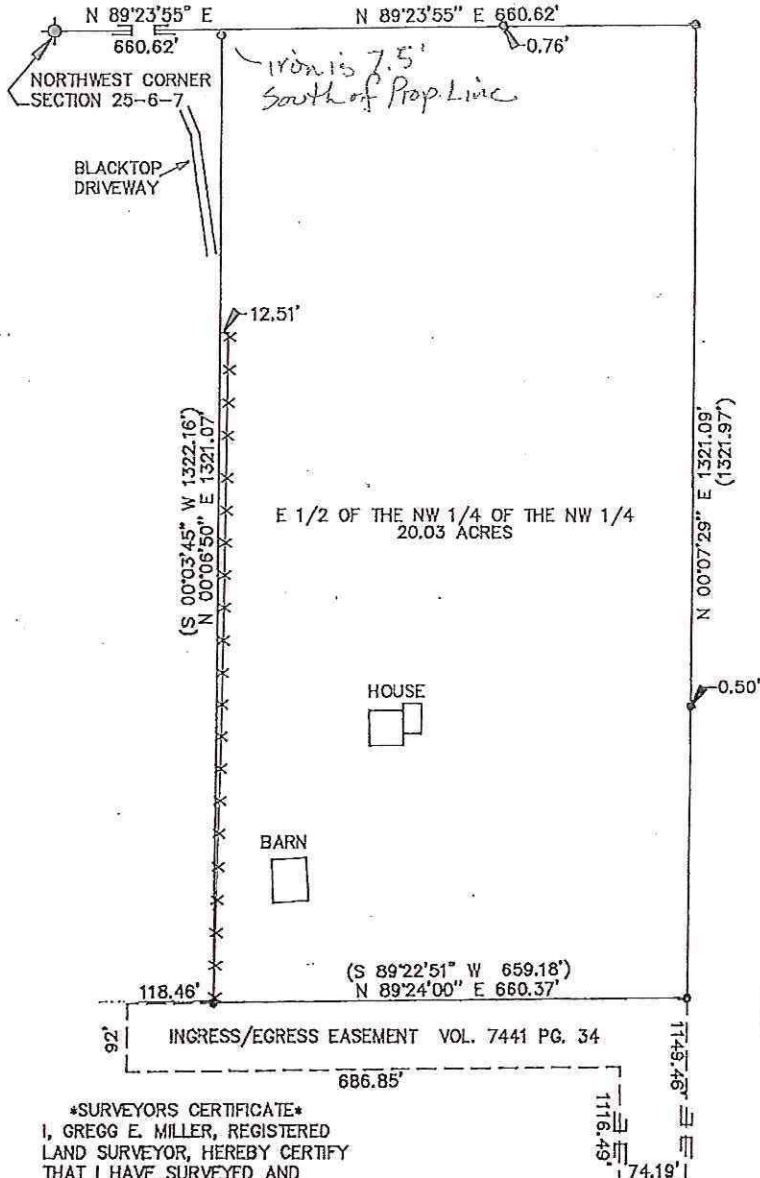
Comments: _____

Contacts / Correspondence: (date: issue)

PLAT OF SURVEY

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, T6N R7E, IN THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW 1/4 OF SAID SECTION 25, THENCE N 89°23'55" E ALONG THE NORTH LINE OF SECTION 25, 660.62 FEET TO THE NW CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25 AND THE POINT OF BEGINNING; THENCE N 89°23'55" E ALONG SAID NORTH LINE 660.32 FEET TO THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25; THENCE S 00°07'29" W, 1321.09 FEET TO THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25; THENCE S 89°24'00" W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, 660.37 FEET TO THE SW CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25; THENCE N 00°07'59" E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, 1321.07 FEET TO THE POINT OF BEGINNING

FEE'S
\$486.00

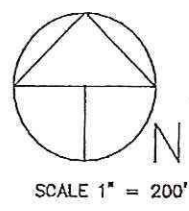


10.12(3)(c)

- HORSE BOARDING STABLE
- RIDING STABLES

10.04(1)(A) 2.

- SANITARY FIXTURES



SURVEYORS CERTIFICATE
I, GREGG E. MILLER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED AT THE DIRECTION OF THE OWNER THE PARCEL OF LAND SHOWN HEREON, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gregg E. Miller
GREGG E. MILLER RLS DATE
3-24-98

LEGEND
• FOUND IRON
x-x-x FENCE
() * RECORDED AS * INFORMATION



NOTE: IF THE SURVEYORS SEAL AT RIGHT IS NOT RED IN COLOR, THE SURVEY IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO COPIES.

DRAWN BY: MSM
DATE: 3-23-98
FILE NAME: C:\EAGLE\98011\POS
APPROVED BY: GEM

PREPARED FOR:
THOMAS & SHERRY CROWNHART
2122 BRIDGE LANE
VERONA, WI 53593

PREPARED BY:
LAND SURVEYS LTD.
101 N. SHUMAN ST.
VERONA, WI 53593
(808) 845-8342
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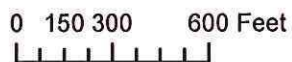


Legend

Significant Soils  Floodplain
Class  Wetland



 Class 1
 Class 2



CUP 02395
THOMAS J FISHER



DCPREZ-000-00000
A-1

8089

8088

8087

G

8084

Bridges Ln

Zone A

2122

2440

2424

2419

DCPREZ-000-05021

2420

Not Effective
CUR 2165

2418

R-3A

2417

Zone X

DCPREZ-000-00000
A-1

2128

2415

2410

2390

2386

DCPREZ-000-00000
A-1

2387

Bank Cr.

2385

2380