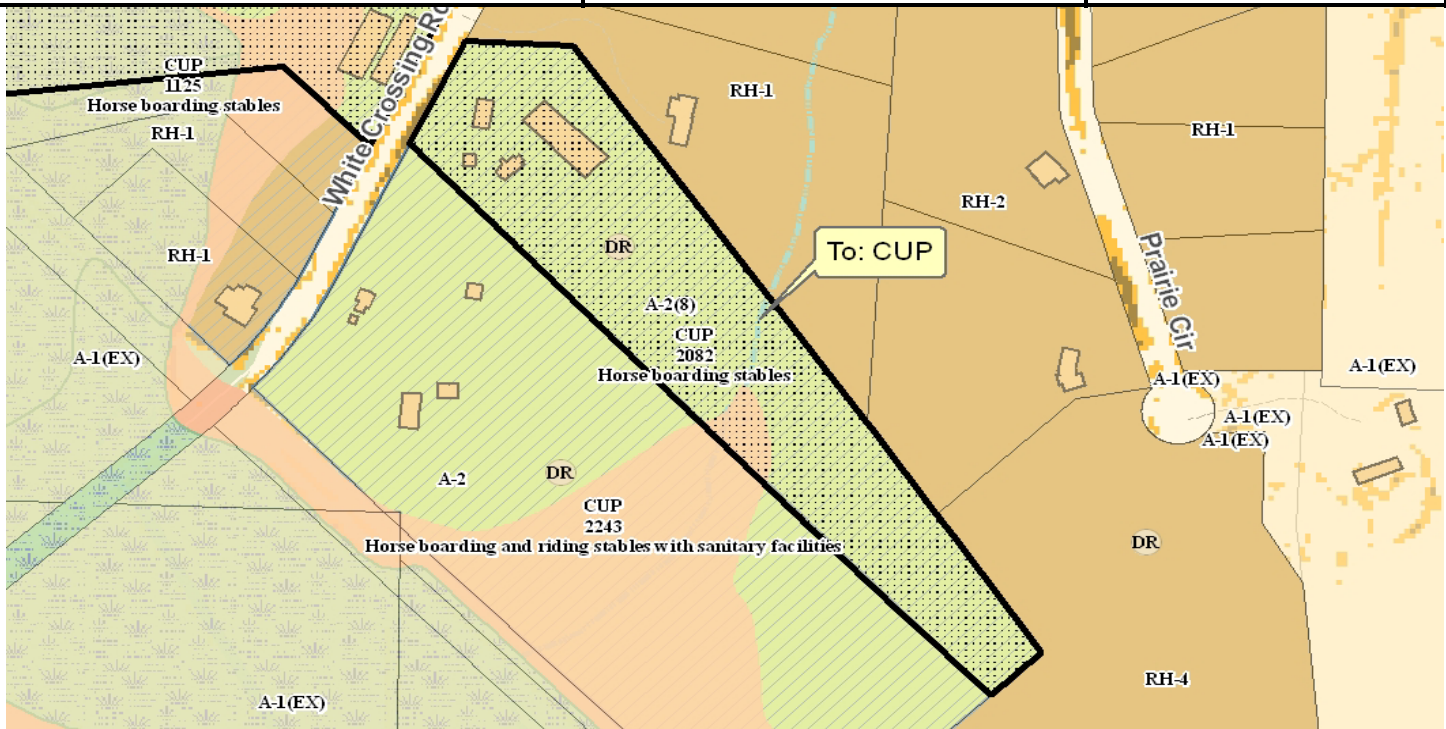




Staff Report

<i>Public Hearing:</i> August 26, 2014	<i>Petition:</i> CUP 2282
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Verona Section 7
<i>Acres:</i> 10 <i>Survey Req. No</i>	<i>Applicant</i> Mandy M Thomas
<i>Reason:</i> Unlimited livestock on parcel less than 16 acres (horse boarding facility)	<i>Location:</i> 2796 White Crossing Road

Zoning and Land Regulation Committee



DESCRIPTION: This would amend an existing CUP for a horse boarding operation to increase the number of horses from 18 to 25 overnight and unlimited during daytime operations. Would also expand hours to 6am to 9pm and would allow for outside speakers and amplification. It would also eliminate current requirements to convert an existing riding arena to pasture.

OBSERVATIONS: The site sits on eroded Hixton silt loams (HbC2 and HbD2) with high erosion potential. The property drains directly into the Sugar River. Any more intensive use on this site should demonstrate compliance with soil and water conservation standards of NR 151, Wisconsin Administrative Code and with Chapter 14, Dane County Code. A similar application (CUP 2285) on a neighboring parcel is scheduled for the 9/23/2014 public hearing.

TOWN PLAN: The property is shown as a mix of Rural Residential and Resource Protection Corridor in the adopted town/county plan.

RESOURCE PROTECTION: An intermittent tributary to the Sugar River and associated waterway buffer crosses the property from north to south at the midpoint of the parcel. Shoreland zoning will apply, including impervious surface limits and shoreland erosion control standards.

STAFF: The amount of animal units should be limited due to the highly erodible soils on the property. See attached suggested conditions.

8/26 ZLR: The petition was postponed due to no town action and no representation.

TOWN: Approved with conditions.

Proposed Conditional Use Permit # 2282

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or 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; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The conditions within this conditional use permit shall replace the conditions of CUP 2082.
2. The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and any other livestock.
3. 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 that property and the property addressed in this CUP.
4. Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
5. No new boarding facilities will be allowed without all applicable permits.
6. Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
7. Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.
8. 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.
9. All parking shall be on site. Parking is prohibited on County Highway PD, White Crossing Road, and Timber Lane.
10. Outside speakers/amplification is prohibited.
11. Lighting is limited to hours of operation except for a security light
12. Appropriate ground cover to mitigate risk of erosion and dust from over grazing and use of outdoor arenas is required.
13. Outdoor storage will only be for fodder, water, training and riding.
14. Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.