



Staff Report

Public Hearing: **December 13, 2016**

Petition: **CUP 2364**

Zoning Amendment:
None

Town/sect:
**Montrose
Section 13**

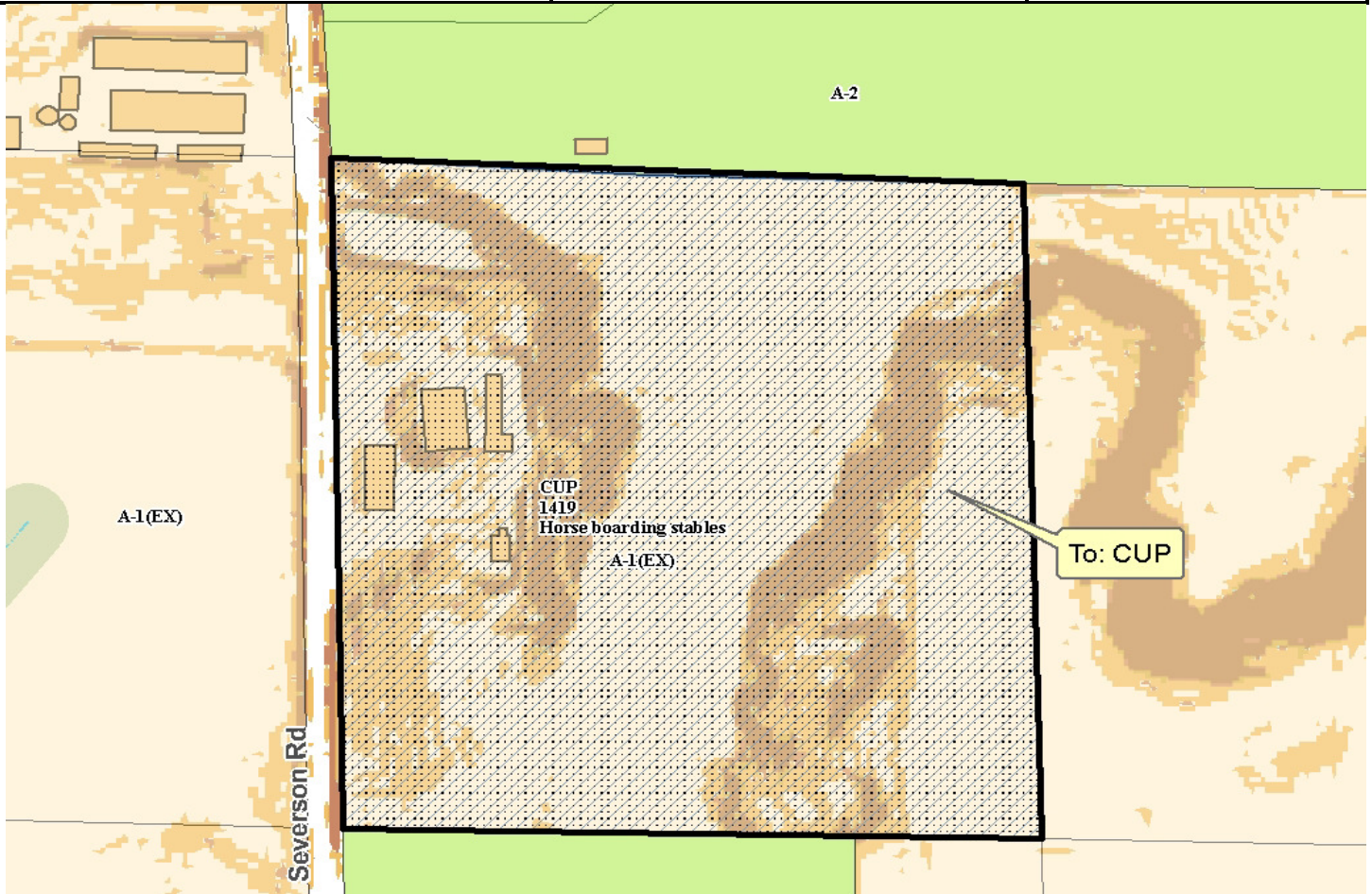
Zoning and Land Regulation Committee

Acres: *40*
Survey Req. *No*

Applicant
Dana Hongisto

Reason:
**Allow continuation of an existing
Horse Boarding Facility**

Location:
1008 Severson Road



DESCRIPTION: Applicant is the new owner of the former horse boarding stables associated with UW Madison “hoofers” club. The previously approved CUP for the horse boarding operation expired upon sale of the property. Applicant is seeking a new CUP to allow horse boarding to continue on the property. Proposed business operations include horse boarding of 15+ horses, and horse training activities. Approximately 4-5 training clinics would be held annually.

OBSERVATIONS: Areas of steep slope topography are located on the property. There is an existing residence and livestock barns and paddock areas. No new development is being proposed.

TOWN PLAN: The property is located in the town’s agricultural preservation area.

STAFF: The proposed continuation of horse boarding operations on the property appears consistent with town plan policies. Staff have recommended a number of conditions on the CUP (see below).

TOWN: Approved conditioned upon parking being prohibited on Severson Road; horses limited to 30; and CUP terminate with the sale of the land or change of business ownership.

Proposed Conditional Use Permit #2364

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) This conditional use permit is for horse boarding and horse training activities on the property.
- 2) Business hours shall be 7:00 am - 8:00 pm 7 days per week.
- 3) There shall be a maximum of 10 full-time-equivalent employees.
- 4) Horse boarding operations shall be limited to a maximum of 30 horses at any one time.
- 5) The structures for the conditional use are limited to those shown on the site plan, and additional accessory structures, including horse shelters.
- 6) All parking must be accommodated on the property. Parking is prohibited on Severson Road
- 7) Owner/Operator shall be responsible for instituting and complying with a nutrient management plan and/or animal waste disposal plan written to NRCS 590 standards and approved by Dane County Land Conservation.
- 8) Bathroom facilities and plumbing fixtures in the existing accessory buildings shall be permitted.
- 9) The installation outdoor stadium/arena lighting is prohibited.
- 10) Outdoor loudspeakers are prohibited.
- 11) Any future horse shows shall require a minimum two week advance notification, and filing of an event plan with the town of Montrose. Said event plan shall, at a minimum, include information on the number of anticipated patrons, event hours/days, and address patron parking on site, provision of sanitary facilities, manure management, and any temporary signage.
- 12) The conditional use permit has been issued to Dana Hongisto. The conditional use permit shall expire upon future sale of the property or the change of business ownership.