

Dane County Conditional Use Permit Application

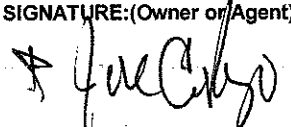
Application Date	C.U.P Number
03/20/2014	DCPCUP-2014-02273
Public Hearing Date	
05/27/2014	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME ROJO REV TR, JOSE & MARY	Phone with Area Code (608) 850-6567	AGENT NAME <input type="checkbox"/>	Phone with Area Code
BILLING ADDRESS (Number, Street) 5556 SURREY LN		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip)	
E-MAIL ADDRESS solomio0415@gmail.com		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	
5987 Whipperwill Rd.,					
TOWNSHIP BERRY	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0807-124-8000-5		---		---	

CUP DESCRIPTION
Horse Boarding Stables, riding stables & training facilities

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)	20

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	Inspectors Initials SCW1	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Jose A. Rojo
		DATE: 03/20/2014



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>Jose and Mary Rojo Rev Trust August 25, 1999</u>	Agent	_____
Address	<u>5556 Surrey Lane Waunakee WI 53597</u>	Address	_____
Phone	<u>608-850-6567</u>	Phone	_____
	<u>608-448-5077</u>		_____
Email	<u>solomio0415@gmail.com</u>	Email	_____

800-5 ★

Parcel numbers affected: 004/0807-124-8500-0 Town: Berry Section: 12
 Property Address: 5987 Whippoorwill Rd Cross Plains

Existing/ Proposed Zoning District : A-1(EX) DCPREZ-0000-00000

✓ Type of Activity proposed:

- ✓ Hours of Operation
- ✓ Number of employees
- ✓ Anticipated customers
- ✓ Outside storage
- ✓ Outdoor activities
- ✓ Outdoor lighting
- ✓ Outside loudspeakers
- o Proposed signs, _____
- ✓ Trash removal
- ✓ 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: Jose C. Rojo

Date: 03/20/2014

Operational Plan

5987 Whippoorwill Rd. Cross Plains - CUP

Type of Activity Proposed

- Horse boarding stables, riding stables, horse training facility
- CU 10.123 (3) 9
- 17 Horses
- Building coverage is 3.7% of the parcel affected

Hours of Operation

- 7 a.m. to 9 p.m.

Number of Employees

- Owner operator plus anticipate two to three part time employees

Anticipated Customers

- Ten

Outside Storage

- None

Outdoor Activities

- Horse back riding and horse training

Outdoor Lighting

- None

Outside Loudspeakers

- None

Proposed Signs

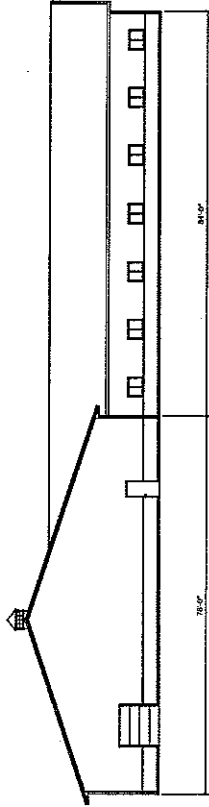
- One, three to four foot tall sign on Whippoorwill Rd indicating name of location

Trash Removal

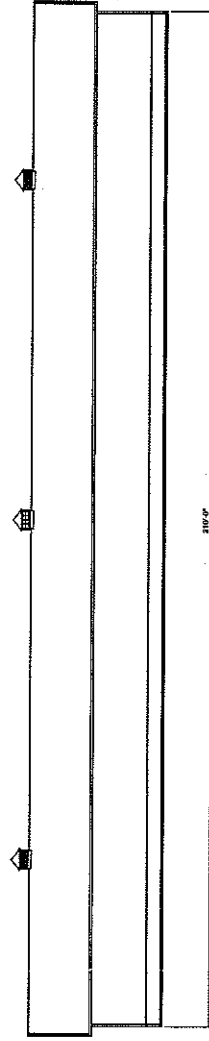
- Expect to be commercial service
- Animal waste and bedding, wood shavings, will be composted and applied to pastures in the spring and fall of each year

Six Standards of Conditional Use Permit

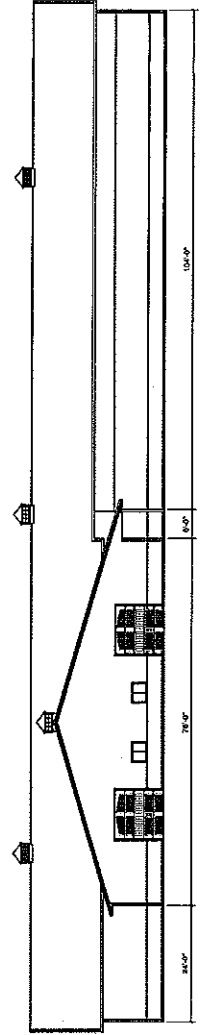
1. The proposed establishment will comply with all required commercial regulations to assure the public health, safety, and comfort or general welfare of employees, customers or the public. Moreover, the establishment is being designed to also provide the appropriate animal husbandry and welfare for horses in the various environments such as pastures, dry paddocks, indoor stalls and riding areas.
2. The proposed establishment will strive to be a well managed equestrian facility by:
 - Creating and managing an environment that provides for the safety and well being of the horse and rider:
 - i. Managed pastures to provide safety, exercise and proper diet
 - ii. Proper indoor and outdoor structures that provide for the safety of the horse and the rider
 - iii. Well maintained paddocks, riding areas, trails
 - iv. Zero tolerate of animal abuse or neglect of any kind by employees or customers
 - v. Provide a peaceful environment for the horses well being
 - vi. Practicing sound environmental practices and be a good steward of the land
 - vii. Be a good responsible neighbor and member of the community
 - Hence, it is expected that the proposed establishment shall in no foreseeable manner impair the use or values and enjoyment of other property in the neighborhood.
3. The proposed establishment will comply with all building codes and regulations to not impede development and improvement of surrounding properties. To that end, the proposed establishment will be designed by a professional architectural firm to ensure that all structural engineered plans for building structures, mechanical designs (HVAC, utilities, etc.), access roads, storm water management, and erosion control requirements comply with applicable requirements and are approved before obtaining local building permits.
4. See number three above.
5. Adequate measures will be taken to provide ingress and egress to minimize traffic. At 17 horses, the proposed establishment is a relatively small equestrian facility when compared to many other facilities in Dane County with much higher numbers of horses. Hence, the proposed facility is not expected to results in traffic in public roads.
6. The proposed facility will comply with all applicable regulations of the Town of Berry in which it is located. A Conditional Use Application to the proposed facility was submitted to the Town of Berry on March 4th, 2014. Township site visit is scheduled for Saturday March 22nd, Plan Commission Meeting April 7th and Board Meeting on April 21st, 2014.



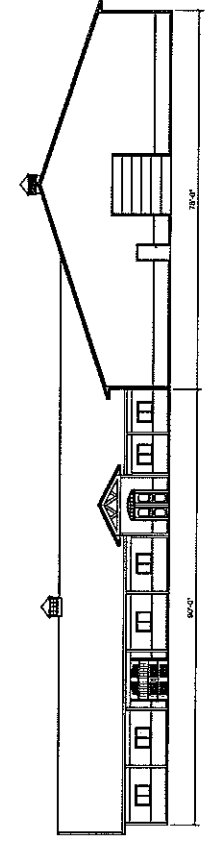
West Elevation



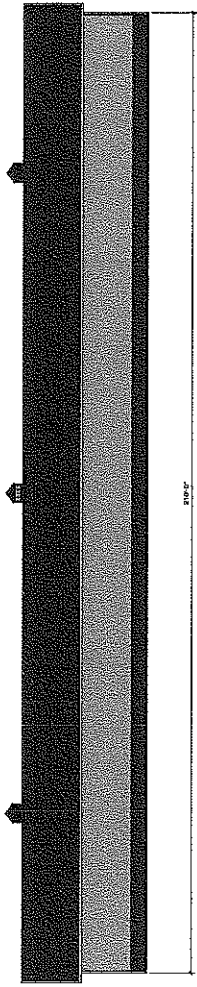
North Elevation



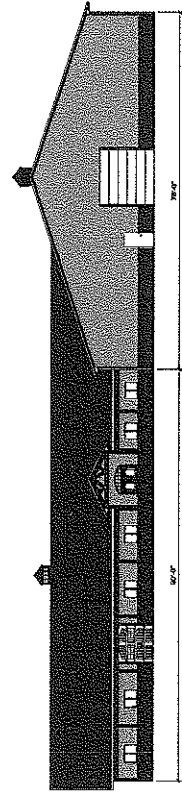
South Elevation



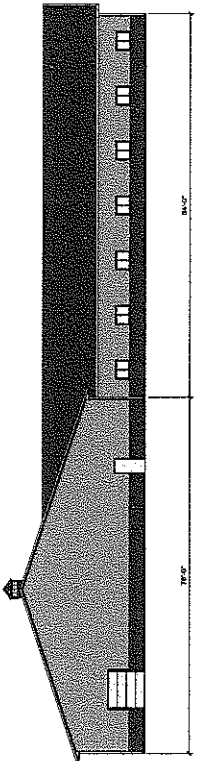
East Elevation



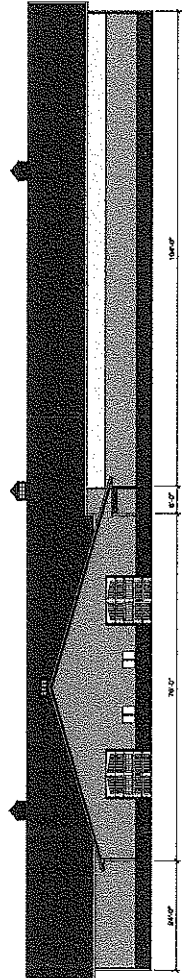
North Elevation



East Elevation



West Elevation



South Elevation

