

TOWN BOARD ACTION REPORT – REZONE

Regarding Petition # 11496

Dane County Zoning & Land Regulation Committee Public Hearing Date 11/26/2019

Whereas, the Town Board of the Town of Rutland having considered said zoning petition,

be it therefore resolved that said petition is hereby (check one): **Approved** **Denied** **Postponed**

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 4 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

- 1. Deed restriction limiting use(s) in the _____ zoning district to **only** the following:

- 2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

- 3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

- 4. Condition that the applicant must record a *Notice Document* which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

- 5. **Other Condition(s). Please specify:**
Petition 11496/CUP 02483 by Timothy Allen/Valerie Ahl to rezone 15.087 acres from RR-8 to RM-8 located at 4321 State Hwy 138 (Sec. 8) to allow for Large animal boarding and plumbing inside boarding stable. The Commission recommended approval with Petition #11496 and CUP #2483 for horse/large animal boarding and for plumbing inside boarding stable with the condition use application dated 8-6-2019 with Valerie Ahl signature and the eight standards of a conditional use permit. Motion/2nd by Arndt/Nedveck; motion carried 4-0. Board action: The Planning Commission recommended approval of petition of Petition 11496 and both Conditional Use Permits (1. Allowing Large Animal Boarding, and 2) adding a convenience bathroom to the existing barn with the inclusion of the eight standards of a CUP as indicated in the CUP applications dated 8/6/2019 and signed by Valerie Ahl. In addition the CUP for the large animal boarding included the following hours of operation: 8 am to 8 pm, one employee, 5 customers, adequate storage and lighting exists. We will not post a sign by the road, and we will not host events. We have safely housed 5 horses for years and are asking to expand our group to 10 horses on 15 acres.: Motion/2nd by Nedveck/Grueneberg to accept the commission's recommendation to approve Petition 11496/CUP 02483 as recommended by the Planning Commission.

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Dawn George, as Town Clerk of the Town of Rutland, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on 11/5/2019

Town Clerk Dawn George Date: 11/6/2019

Petition 11496/CUP 02483 by Timothy Allen/Valerie Ahl to rezone 15.087 acres from RR-8 to RM-8 located at 4321 State Hwy 138 (Sec. 8) to allow for Large animal boarding and plumbing inside boarding stable.

The Commission recommended approval with Petition #11496 and CUP #2483 for horse/large animal boarding and for plumbing inside boarding stable with the condition use application dated 8-6-2019 with Valerie Ahl. signature and the eight standards of a conditional use permit. Motion/2nd by Arndt/Nedveck; motion carried 4-0.

Board action: The Planning Commission recommended approval of petition of Petition 11496 and both Conditional Use Permits (1. Allowing Large Animal Boarding, and 2) adding a convenience bathroom to the existing barn with the inclusion of the eight standards of a CUP as indicated in the CUP applications dated 8/6/2019 and signed by Valerie Ahl.

In addition the CUP for the large animal boarding included the following;

1. hours of operation: 8 am to 8 pm,
2. one employee, 5 customers,
3. adequate storage and lighting
4. will not post a sign by the road
5. will not host events.
6. expand our group to 10 horses on 15 acres

Motion/2nd by Nedveck/Grueneberg to accept the commission's recommendation to approve Petition 11496/CUP 02483 as recommended by the Planning Commission.