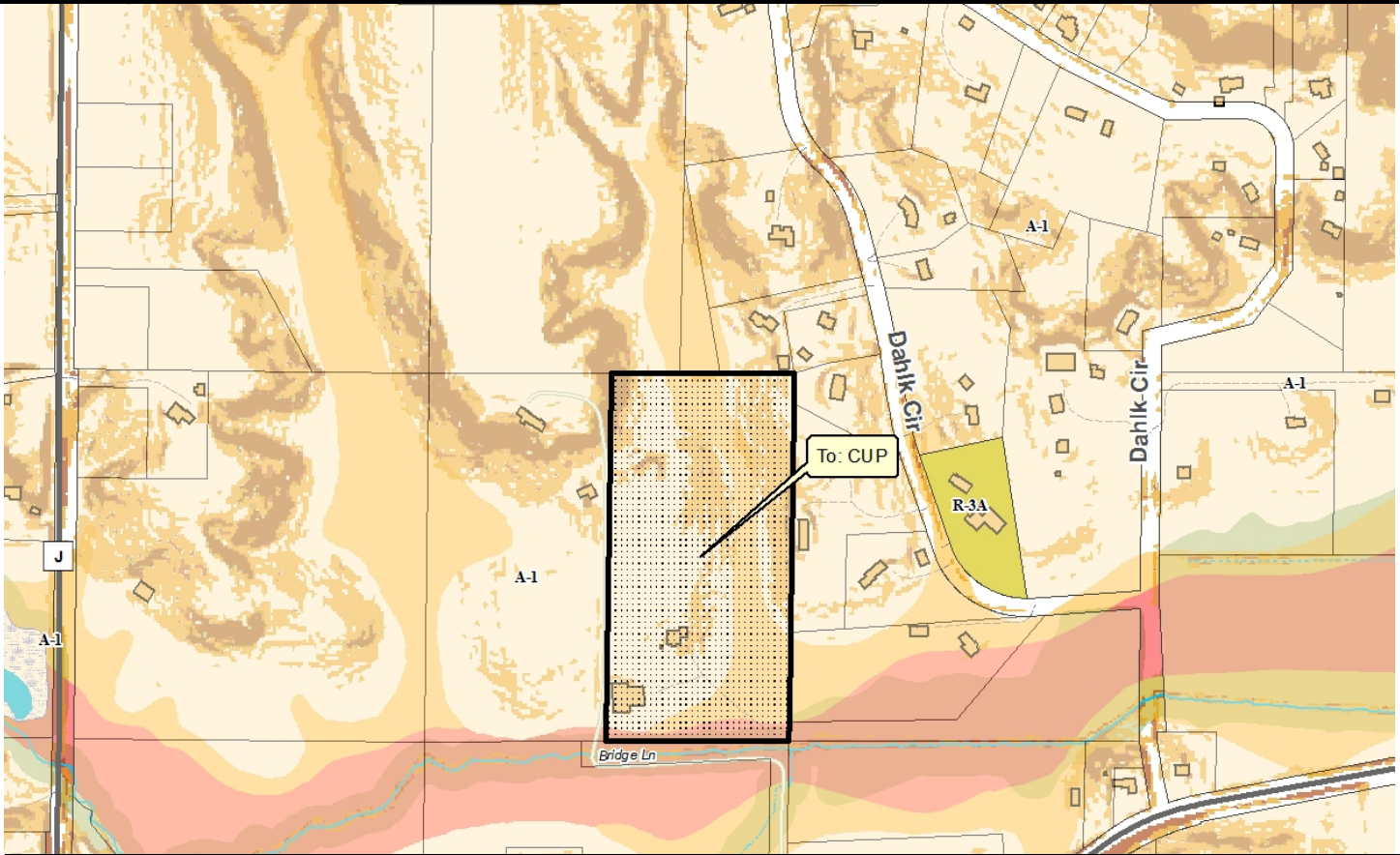




Staff Report

<i>Public Hearing:</i> October 24, 2017	<i>Petition:</i> CUP 02395
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> SPRINGDALE, Section 25
<i>Acres:</i> 20.3 <i>Survey Req. No</i>	<i>Applicant</i> THOMAS J FISHER
<i>Reason:</i> TO CUP: riding, boarding stables, sanitary fixtures	<i>Location:</i> 2122 BRIDGE LANE

Zoning and Land Regulation Committee



DESCRIPTION: Applicant requests approval of a Conditional Use Permit for horse boarding and riding stables on the existing 20 acre A-1 zoned parcel. The horse boarding business would be run out of an existing accessory structure on the property, involve approximately 15 customers, and have hours of operation from 7am-10pm daily. Only 1 employee is anticipated. An 2400 square foot addition is planned to the existing accessory structure and would include installation of a bathroom.

OBSERVATIONS: The property is surrounded by rural residential and agricultural uses. A perennial stream with associated floodplain is located immediately south of the property. Shoreland zoning regulations will apply to the proposed building addition.

TOWN PLAN: The property is located in the town's Mixed Agricultural / Low Density Residential / Open Space planning area.

RESOURCE PROTECTION: A small area of resource protection corridor associated with the floodplain of the perennial stream encroaches 20-40 feet into the southern boundary of the property. No new development proposed that would impact the corridor.

STAFF: Town plan policies are generally supportive of agriculturally related non-residential uses that are compatible with the rural atmosphere of the town. Based on the size of the property and limited nature of the proposed horse boarding operation, the proposal appears reasonably consistent with town plan policies.

TOWN: Approved with 16 conditions.

Staff Report for Conditional Use Permit #2395

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. Horse riding and boarding stable shall be limited for up to twenty horses.
2. The hours of operation are 7 a.m. to 10 p.m. seven days a week.
3. The number of employees shall be limited to one employee - full-time/40 hours/week or equivalent, non-family member.
4. Outdoor storage shall be limited to four (4) horse trailers.
5. Adequate off-street parking shall be provided as depicted on the site plan for the proposed addition to an existing horse barn, dated 8/21/17 by Glacier Landscape, Inc.
6. The construction of a 2400 sq. ft. addition to an existing horse facility shall be constructed as depicted on the site plan, dated 8/4/2017 by Glacier Landscape, Inc.
7. Events open to the public are prohibited.
8. Outside loudspeakers and amplified sounds are prohibited.
9. Owner is responsible for instituting a manure management plan approved by Dane County Conservation.
10. Sanitary facilities shall be permitted in the accessory structure, if needed, as depicted on the site plan for the addition to the existing tack room, dated 7/31/17 by Glacier Landscape, Inc. (See separate Motion regarding temporary holding tank)
11. One sign shall be permitted on the property. Off-premise signs or directory signs are prohibited.
12. No residential uses shall be permitted in the horse facilities.
13. Exterior lighting shall be dark-sky lighting and switch-activated for compliance with the Town of Springdale Dark-Sky Lighting Ordinance. Lighting shall be positioned per operations plan.
14. Owner is responsible for instituting a trash management/disposal plan
15. Conditional Use/Zoning expires with the sale of property or horse boarding business to an unrelated third party.
16. Owner shall comply with all information provided as part of the CUP/Zoning application.