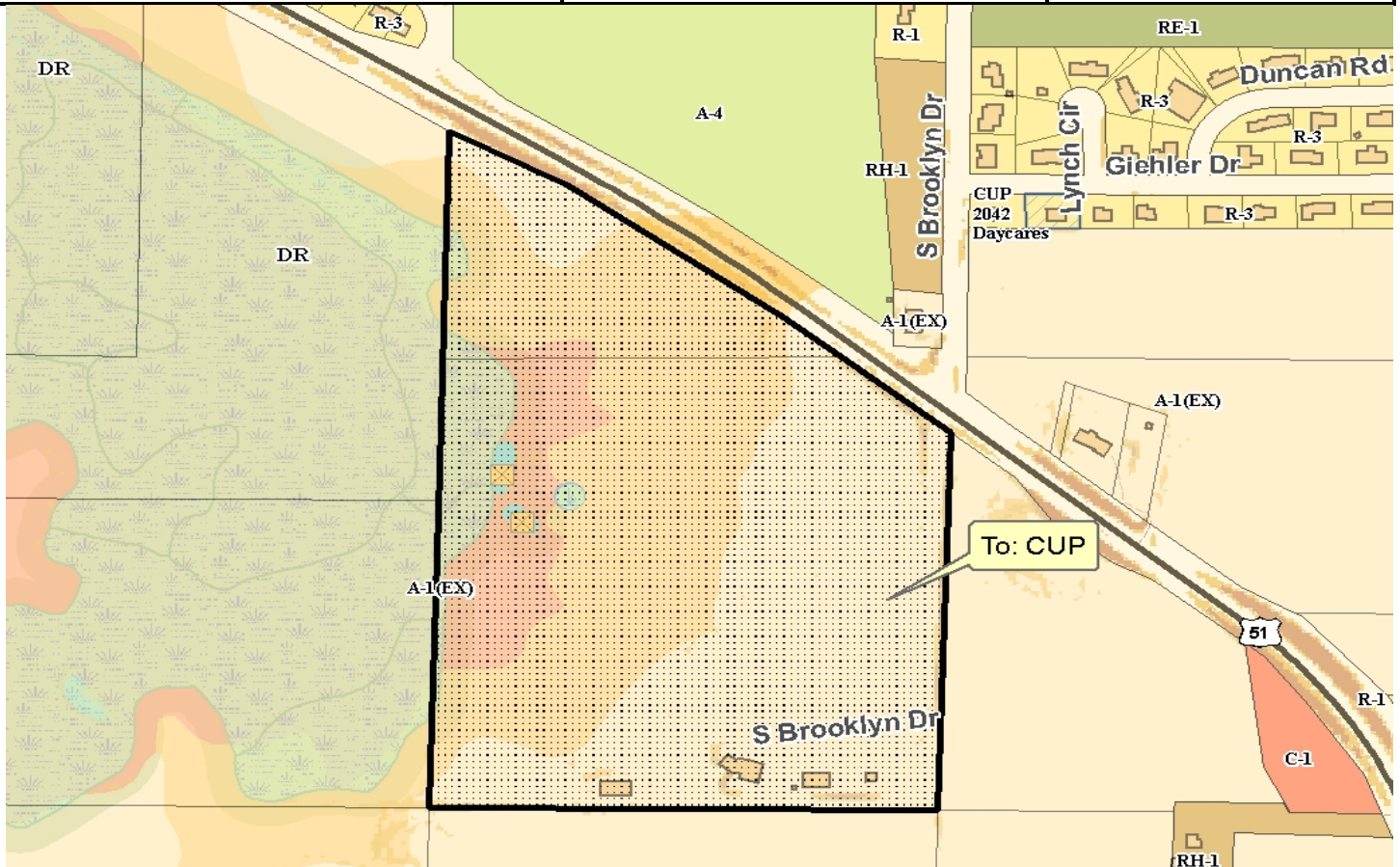




Staff Report

<i>Public Hearing:</i> September 29, 2015	<i>Petition:</i> CUP 2326
<i>Zoning Amendment:</i> None	<i>Town/sect:</i> Dunn Section 36
<i>Acres:</i> 48.82 <i>Survey Req. No</i>	<i>Applicant</i> Lynn M Hull
<i>Reason:</i> Horse boarding and riding stable	<i>Location:</i> 1775 US Highway 51

Zoning and Land Regulation Committee



DESCRIPTION: Ms. Metcalfe would like to purchase this 49-acre property and establish a horse boarding / training / riding operation. The operation would feature the installation of a new 30-stall horse barn, and a 14,000 square-foot indoor riding arena. The facility would house the owner's horses, as well as horses for up to 25 boarders. Hours of operation would be 7am-7pm daily. The head trainer would reside in the existing home on the premises, and 2-3 full time employees would work on site. The barn, riding arena, outdoor paddocks and outdoor riding area would be located within a 5.7 acre fenced area.

OBSERVATIONS: Areas of hydric soils extend into the west-central portion of the property. The proposed 5.7 acre fenced area for the operation is located adjacent to the existing residence and the outbuildings. The proposed buildings will not encroach onto the area of wet soils.

VILLAGE/TOWN PLAN: The property is located in the town's agricultural preservation area.

RESOURCE PROTECTION: A small area of resource protection corridor associated with mapped wetlands is located at the west-central edge of the property.

STAFF: The proposal appears reasonably consistent with town plan policies. Installation of the barn and arena will require erosion control and storm water management permits. Consideration should be given to manure management planning unless manure will be spread on the cropped area of the property.

TOWN: Approved with conditions.

Proposed Conditional Use Permit # 2326

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) Business hours shall be 6:00 am - 10:00 pm 7 days per week.
- 2) There shall be a maximum of 10 full-time-equivalent employees.
- 3) The structures for the conditional use are limited to those shown on the site plan.
- 4) All parking must be accommodated on the property.
- 5) 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.
- 6) Bathroom facilities and plumbing fixtures shall be permitted in the stall barn.
- 7) The installation outdoor stadium/arena lighting is prohibited.