

Dane County Conditional Use Permit Application

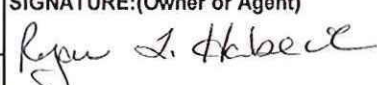
Application Date	C.U.P Number
07/16/2015	DCPCUP-2015-02326
Public Hearing Date	
09/29/2015	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LYNN M HULL	Phone with Area Code	AGENT NAME JULIE METCALFE	Phone with Area Code (608) 220-3811
BILLING ADDRESS (Number, Street) 3208 AALSETH LN		ADDRESS (Number, Street) 5704 DARTMOOR DR	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) FITCHBURG, WI 53711	
E-MAIL ADDRESS		E-MAIL ADDRESS JULIEBMETCALFE@GMAIL.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1775 US HWY 51				PARCEL NORTH OF 1775 US HWY 51	
TOWNSHIP DUNN	SECTION 36	TOWNSHIP	SECTION	TOWNSHIP DUNN	SECTION 36
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0610-361-9020-9		---		0610-361-8690-1	

CUP DESCRIPTION
EQUINE BOARDING AND RIDING STABLE

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)9.	48.82

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RJA</u>	Inspectors Initials SJW3	SIGNATURE:(Owner or Agent) 
		PRINT NAME: Ryan L. Habbeck
		DATE: 7-16-2015

COMMENTS: EQUINE BOARDING AND RIDING STABLE



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>Current Owner/Seller: Lynn Hall</u>	Agent	<u>Julie Metcalfe (Pursuant to Offer to Purchase)</u>
Address	<u>1775 Hwy 51</u>	Address	<u>5704 Dartmoor Drive</u>
Phone	<u>Stoughton, WI 53589</u>	Phone	<u>Fitchburg, WI 53711</u>
Email	<u></u>	Phone	<u>608-220-3811</u>
		Email	<u>juliebmetcalfe@gmail.com</u>

Parcel numbers affected: 0610-361-9020-9 and 0610-361-8690-1 Town: Dunn Section: 36
 Property Address: 1775 Hwy 51, Stoughton, WI 53589

Existing/ Proposed Zoning District : A-1 (Ex) / n/a

- o Type of Activity proposed: SEE ATTACHED ENCLOSURES
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o 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: Julie Metcalfe

Date: 7/15/15

Contents:

1. Plan of Operation
2. Conditional Use Permit Criteria
3. Vicinity Map
4. Site Map
5. Aerial Photo
6. Site Plan Depicting Proposed Improvements
8. Photos of Existing Buildings
7. Plat of Survey
9. Building Elevations

Plan of Operation

Name of Business: Skylark Farm, LLC

Property Address: 1775 Hwy 51, Stoughton, WI 53589

Type of Activity proposed: Equine boarding and riding stable.

Description of Proposed Use: Skylark Farm is a high quality equine business. It features a 30-stall horse barn that specializes in boarding and training Hunter and Jumper horses. The business is a boarding, training and lesson facility for all levels – from beginner riders to experts. Skylark Farm's head trainer will reside in the residence located on the premises. In addition, Skylark Farms will employ 2 to 3 individuals to assist with training, care of the horses and customer service. The 30-stall horse barn will house the owner's horses, plus the horses of approximately 20 to 25 boarders. Skylark Farm will host roughly five horse shows per year for its customers and invited guests. These shows will not be open to the general public.

Hours of Operation: 7:00am - 7:00pm (7 days a week, possibly closed Mondays)

Number of Employees: Head trainer and 2-3 employees

Anticipated customers: 20 to 25 total customers, with approximately 6 customers visiting the facility on a typical day.

Parking. There will be approximately 15 parking spaces available next to the barn.

Deliveries. The business will receive occasional deliveries, perhaps 3 to 4 per month, maybe fewer.

Outside storage: Only storage of items typically associated with an agricultural use.

Outdoor activities: Only those activities typical of an agricultural use (horse paddocks, riding ring, etc.).

Outdoor lighting. Typical for an agricultural use.

Outside loudspeakers. None

Proposed signs. A small, monument-style sign located along Hwy 51 to identify the name of the business.

Trash removal. Subject to a commercial waste/recycling service, removed from the property on a periodic basis.

Conditional Use Permit Criteria

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Skylark Farm will be a well-run, high-quality equine boarding and training facility. The head trainer will reside on-site to ensure the safe operation of the business at all times.

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.*

The subject property is located within the A-1(Ex) zoning district and is surrounded by other agricultural uses. Skylark Farm's use of the property as a horse facility is consistent with the established agricultural land uses within the vicinity and neighboring property owners will not experience and impairment or diminishment of the use, value and enjoyment of their properties as a result of Skylark Farm's operation.

3. *That 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.*

The proposed use is consistent with uses in the vicinity and consistent with the preservation of rural areas as set forth in the Town's comprehensive plan.

4. *That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.*

Skylark Farm proposes to construct several new, high-quality barns for horses and equipment and will construct attractive horse paddocks. The majority of the acreage that is currently leased for cropland will continue to be leased for that purposes, which will serve as a buffer to neighboring properties. Skylark Farm's contractor will comply with all applicable stormwater management and erosion control requirements when constructing these improvements.

5. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

The business will be served by the existing driveway from Hwy 51. It is anticipated that the business will only generate a handful of trips to and from the facility on a daily basis.

6. *That the conditional use shall conform to all applicable regulations of the district in which it is located.*

The plans submitted with this application, including the plat of survey, the site plan, and the building elevations, show that the proposed improvements will comply with the applicable regulations for the A-1(Ex) Zoning District.



Michael Best & Friedrich LLP
Attorneys at Law

One South Pinckney Street
Suite 700
Madison, WI 53703

P.O. Box 1806
Madison, WI 53701-1806

Phone 608.257.3501
Fax 608.283.2275

Ryan L. Habeck
Direct 608.283.2247
Email rlhabeck@michaelbest.com

HAND DELIVERED

July 15, 2015

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, WI 53703-3342

RE: CUP Application

Dear Sir or Madam:

Please find enclosed a CUP Application along with a check in the amount of \$486.00 for the Application Fee. Please accept the application. If you have any questions, please feel free to contact me.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

A handwritten signature in blue ink that reads "Ryan L. Habeck". The signature is fluid and cursive, with a stylized flourish at the end.

Ryan L. Habeck
Paralegal

Enclosures

Aerial Photo



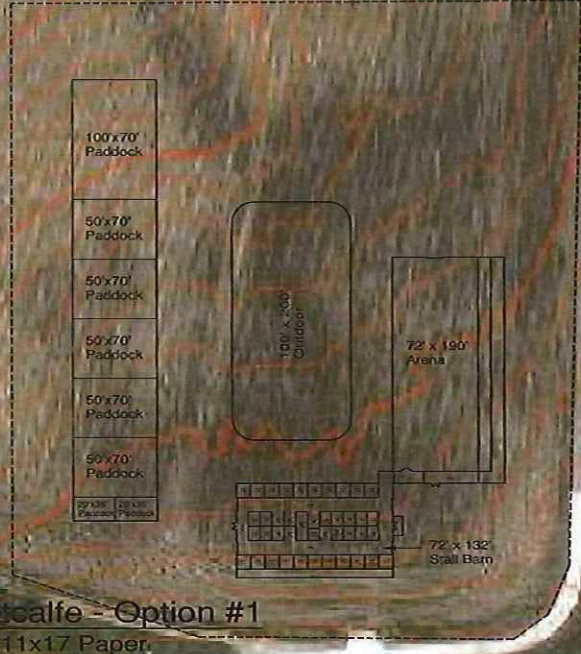
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188605

Hwy 51

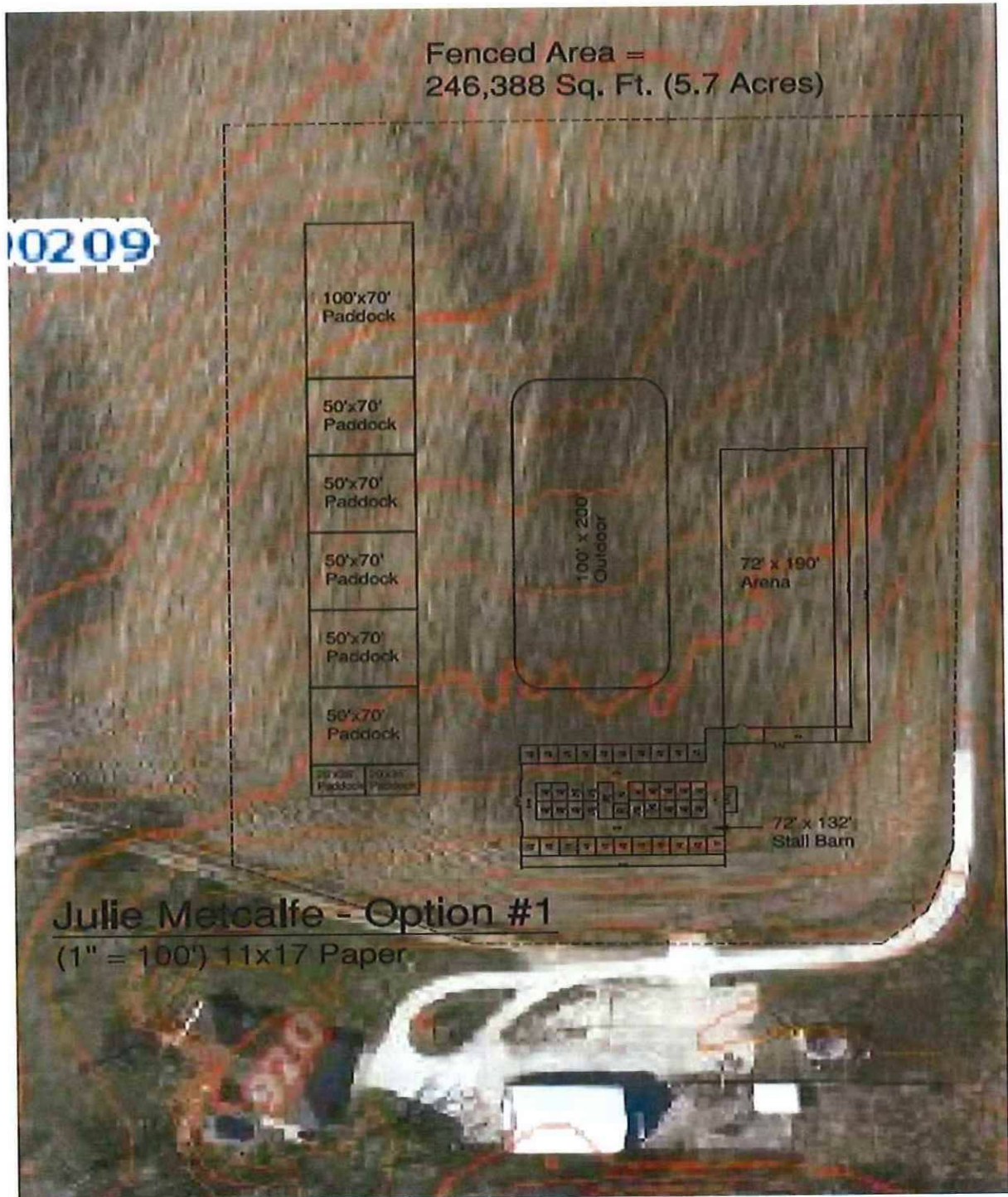
190209

Fenced Area =
246,388 Sq. Ft. (5.7 Acres)



Julie Metcalfe - Option #1
(1" = 100') 11x17 Paper

Site Plan





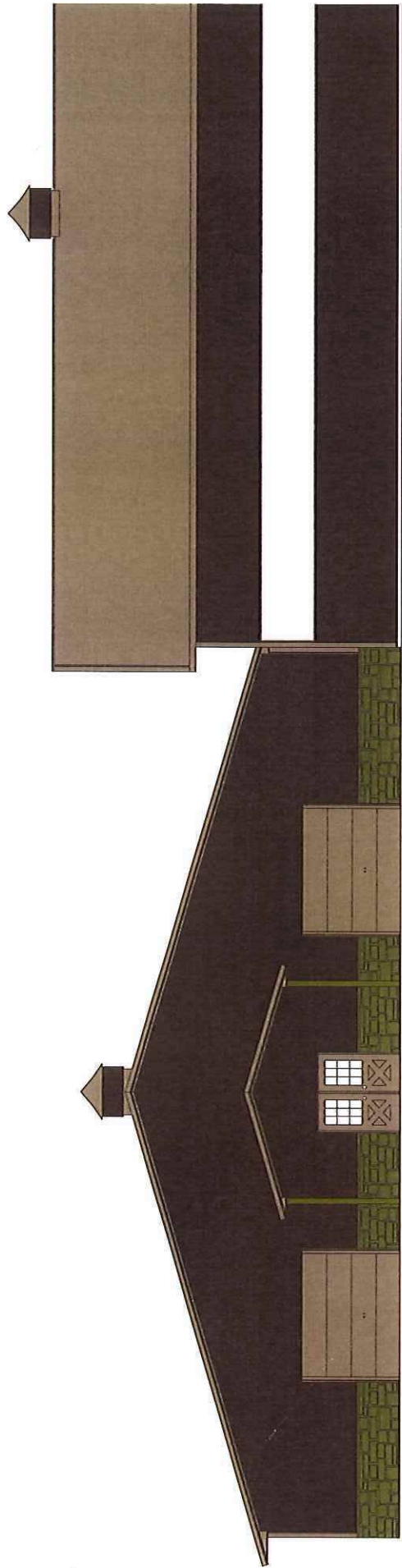
View of existing barn/storage building.



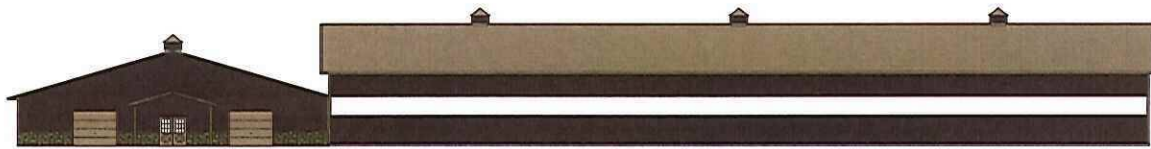
View of existing residence (front).



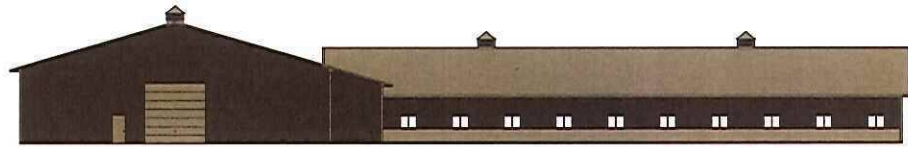
View of existing residence (rear).



East Elev.



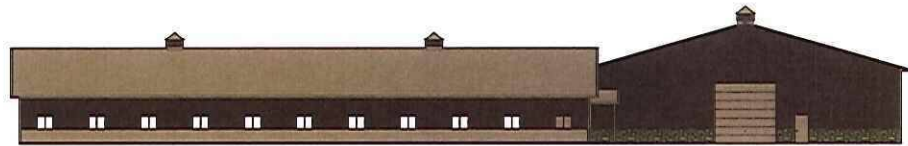
East Elevation



North Elevation



West Elevation



South Elevation

Colors:
 Dark Roof & Warmcot
 Burned Slate Sides



608-767-2729

2527 Hwy 4, P.O. Box 412
 Black Earth, WI 53225

Julie Metcalfe	
775 US Hwy 51	
Stoughton, WI 53689	
City Farm & Arena	

Drawn By: DCS
Date: 7-9-15
Revised:
1