Dane County Zoning Division
City-County Building
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Madison Wisconsin 53703
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DANE COUNTY
CONDITIONAL USE PERMIT #2483

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.500(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit # 2483 for a <u>large animal boarding facility and plumbing inside an agricultural building</u> pursuant to Dane County Code of Ordinances Section 10.101(7), subject to any conditions contained herein:

EFFECTIVE DATE OF PERMIT: December 27, 2019

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

LOCATION: 4321 State Highway 138, Town of Rutland, Dane County, Wisconsin.

Legal Description:

Lot 2 of Certified Survey Map No. 10066, located in part of the Northwest ¼ of the Northeast ¼ of Section 8, Town 5 North, Range 10 East, Town of Rutland, Dane County, Wisconsin.

CONDITIONS:
1. Approval of Conditional Use Permit #2483 is contingent on approval of rezoning petition #11496.
2. The Conditional Use Permit shall be for large animal boarding to occur in the existing barn as identified on the site plan submitted with the petition.
3. Installation of a bathroom facility in the existing barn is permitted.
4. Hours of operation of the horse boarding operation shall be limited to 8 am to 8 pm, daily.
5. No more than one employee is permitted.
6. No more than 5 customers is permitted.
7. Pursuant to the requirements of section 10.103(6) regarding large animal boarding, the committee and town board impose the following limit on the total number of animals that may be present at any one time, as appropriate to the site and neighboring land uses: no more than 10 horses allowed.
8. Adequate storage and lighting shall be provided. Any outdoor lighting shall be down-

shrouded to prevent light pollution onto adjoining properties.
9. No special events, signage, or outdoor loudspeakers permitted.
10. Compliance required with all applicable standard conditions of approval found in section 10.101(7)(d)2 and 10.103(6).
11. Use shall be enclosed by a fence or other suitable enclosure to prevent animals from leaving the site.
12. Each animal shall be provided with adequate exercise space.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220 (1).

EXPIRATION OF PERMIT
This conditional use permit upon its cessation or abandonment for a period of one year will be deemed to have been terminated and any future use shall conform to the Dane County Code of Ordinances.