


# Dane County Conditional Use Permit Application

Application Date	06/21/2018	C.U.P. Number DCPCUP-2018-02432
Public Hearing Date	08/28/2018	

OWNER INFORMATION		AGENT INFORMATION			
OWNER NAME ADAM W HOON	Phone with Area Code (608) 445-8641	AGENT NAME ADAM HOON	Phone with Area Code (608) 445-8641		
BILLING ADDRESS (Number, Street) 300 5TH ST		ADDRESS (Number, Street) 300 5TH ST			
(City, State, Zip) WAUNAKEE, WI 53597		(City, State, Zip) WAUNAKEE, WI 53597			
E-MAIL ADDRESS		E-MAIL ADDRESS			
ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
7312 Fellows Rd.				7312 Fellows Rd	
TOWNSHIP DANE	SECTION 15	TOWNSHIP	SECTION	TOWNSHIP Dane	SECTION 15
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0908-153-8501-0		---		0908-153-8560-0	
CUP DESCRIPTION					
Farm residence					
DANE COUNTY CODE OF ORDINANCE SECTION					ACRES
10.123(4)					36.04

DEED RESTRICTION REQUIRED?	Inspector's Initials	SIGNATURE: (Owner or Agent)
<input type="checkbox"/> Yes <input type="checkbox"/> No	DJE1	
Applicant Initials _____		PRINT NAME: Adam Hoon
		DATE: 6/21/2018

Form Version 01.00.03

6/21/18

SIGN, SCAN AND SEND BACK PLEASE



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:

- Written Legal Description of Conditional Use Permit boundaries
- 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.
- Scaled map showing neighboring area land uses and zoning districts
- Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner Adam Hoon Agent \_\_\_\_\_  
 Address 300 5th St. Waunakee WI 53597 Address \_\_\_\_\_  
 Phone 608-445-8641 Phone \_\_\_\_\_  
 Email adamwhoon@gmail.com Email \_\_\_\_\_

Parcel numbers affected: 022/090815385600 Town: Dane Section: 15  
022/090815385010 Property Address: 7312 Fellows Rd  
Lodi WI 53555

Existing/ Proposed Zoning District : \_\_\_\_\_

Type of Activity proposed: New House / Farm Residence

- Hours of Operation NA
- Number of employees NA
- Anticipated customers NA
- Outside storage NA
- Outdoor activities NA
- Outdoor lighting NA
- Outside loudspeakers NA
- Proposed signs NA
- Trash removal Town dump
- 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: Adam Hoon Date: 6/21/18



## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six standards.

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.

The Home will be built to current building standards for safety.

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 New home won't interfere with the farming of neighbors or their hunting.

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 home or Driveway won't take away from the farm land around it.

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

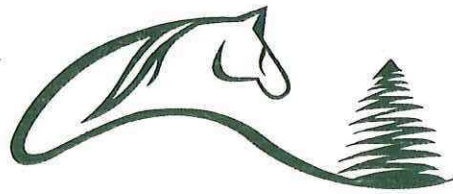
utilities, access roads and drainage are all in place currently.

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 House Driveway will be shared with the current Driveway for the current farm/boarding facility

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

A-1 Ex allows for a residential Homestead



## **PINE DANCE RANCH, INC.**

**Adam Hoon** Barn Manager/Trainer

phone: 608.445.8641 | [www.pinedanceranch.com](http://www.pinedanceranch.com) | [pinedanceranch@gmail.com](mailto:pinedanceranch@gmail.com)

Pine Dance Ranch is a horse boarding/training/breeding farm. We are located at 7312 Fellows Rd Lodi. The operation consists of 36 acres. We keep roughly 45-50 head of livestock (equine). We do some breeding of horses and raise Colts each year. Pine Dance Ranch has a gross income off \$100,000.00 annually. I'm the only employee. My hole income comes from this farm.

I'm currently working with Laurie Lambert from the Land and Water Resources Dept. on an updated conservation plan.

^ **Full legal description**

Beginning at the West 1/4 corner of the Said Section 15; thence N 88 Degrees 56'12" E, 1318.40 feet to the northeast corner of the NW 1/4 of the SW 1/4; thence S 00 Degrees 16'15" E along the east line of said NW 1/4, 1327.81 feet to the southeast corner of the NW 1/4 of the SW1/4; thence S 88 Degrees 51,57" W along the south line of said NW 1/4, 1008.65 feet; thence N 00 Degrees 15,40" W, 587.00 feet; thence S 88 Degrees 51,57" W, 310.00 feet to the west line of the SW 1/4 of Section 15; thence N 00 Degrees 15,40" W along the west line of said SW 1/4, 742.44 feet to the point of beginning. This parcel contains 36.04 acres and is subject to a road right of way over the most westerly part thereof.

RECEIPT

MADISON  
MADISON  
210 MARTIN LUTHER KING, JR. BLVD  
CITY TREASURER OFFICE

Application: DCPCUP-2018-02432  
Application Type: DaneCounty/Zoning/Conditional Use/NA  
Address:

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Receipt No.	868221					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1277	\$486.00	06/21/2018	DJE1		

Owner Info.: ADAM W HOON  
300 5TH ST  
WAUNAKEE, WI 53597

Work Description: conditional use to allow for a farm residence





# Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703  
(608) 266-4266 Fax (608) 267-1540

## ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

<b>Zoning Petition No:</b> DCPCUP-2018-02432	<b>Conditional Use Permit No:</b> NONE
<b>Public Hearing Date:</b> 08/28/2018	<b>Time:</b> <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



### 1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

### 2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

### 3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

#### Actions by the Zoning and Land Regulation Committee

**Approval:** If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

**Postponement:** If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

**Denial:** If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

### 4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

### 5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

### 6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.



## 7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

**Contact your Surveyor as soon as possible** to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.

**Producer Farm Data Report**

Date: 6/18/18 12:04 PM

Crop Year: 2018

Page: 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Producer Name and Address

ADAM HOON  
300 5TH ST  
WAUNAKEE WI 53597-1306

Telephone: (608) 445-8641

Recording County Office Name

Dane, Wisconsin

Number of Farms	Number of Tracts	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland												
1	1	35.65	24.49	24.49	0.0	24.49	State & County	Farm	Tract	Relationship to Farm Tract	Producer	Farmland	Cropland	DCP Cropland	CRP Cropland	Eff DCP Cropland	HEL Code	Wetland Code
							Dane, WI	19957	16711	Owner/Operator	ADAM HOON	35.65	24.49	24.49	0.0	24.49	N	DNC

<b>HEL Codes</b>	SA = HEL: Sys Applied SNA = HEL: Sys Not Applied	SNR = HEL: Sys Not Required- 2YR = HEL: 2-yr Implement	DNC = Determination Not Complete N = Not HEL	<b>Wetland Codes</b>	WL = Wetland N = No Wetland	DNC = Determination Not Complete
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Wisconsin

U.S. Department of Agriculture

FARM: 19957

Dane

Farm Service Agency

Prepared: 6/18/18 12:06 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2016

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b> ADAM HOON	<b>Farm Identifier</b> COMB 19953 & 19955	<b>Recon Number</b> 2010 55025 183
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Farms Associated with Operator:  
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
35.65	24.49	24.49	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	24.49	0.0	0.0				

ARC/PLC

ARC-IC NONE	ARC-CO CORN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.49		112	0.0
<b>Total Base Acres:</b>	24.49			

Tract Number: 16711      Description: SWQ SEC 15 DANE

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
35.65	24.49	24.49	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	24.49	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.49		112	0.0
<b>Total Base Acres:</b>	24.49			

Owners: ADAM HOON

Other Producers: None



Wisconsin

U.S. Department of Agriculture

Prepared: 6/18/18 12:06 PM

Dane

Farm Service Agency

Crop Year: 2017

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: ADAM HOON, Farm Identifier: COMB 19953 & 19955, Recon Number: 2010 55025 183

Farms Associated with Operator: None

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 35.65, 24.49, 24.49, 0.0, 0.0, 0.0, 0.0, Active, 1.

Table with 5 columns: ARC-IC NONE, ARC-CO CORN, ARC/PLC, PLC NONE, PLC-Default NONE. Includes crop data for CORN with Base Acreage 24.49, CTAP Tran Yield, PLC Yield 112, CCC-505 CRP Reduction 0.0.

Tract Number: 16711 Description: SWQ SEC 15 DANE

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

Table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Includes crop data for CORN with Base Acreage 24.49, CTAP Tran Yield, PLC Yield 112, CCC-505 CRP Reduction 0.0.

Owners: ADAM HOON

Other Producers: None

Wisconsin

U.S. Department of Agriculture

Prepared: 6/18/18 12:07 PM

Dane

Farm Service Agency

Crop Year: 2018

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Recon Number

ADAM HOON

COMB 19953 & 19955

2010 55025 183

Farms Associated with Operator:

None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
35.65	24.49	24.49	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	24.49	0.0	0.0				

ARC/PLC

ARC-IC  
NONE

ARC-CO  
CORN

PLC  
NONE

PLC-Default  
NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.49		112	0.0
<b>Total Base Acres:</b>	24.49			

Tract Number: 16711 Description: SWQ SEC 15 DANE

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

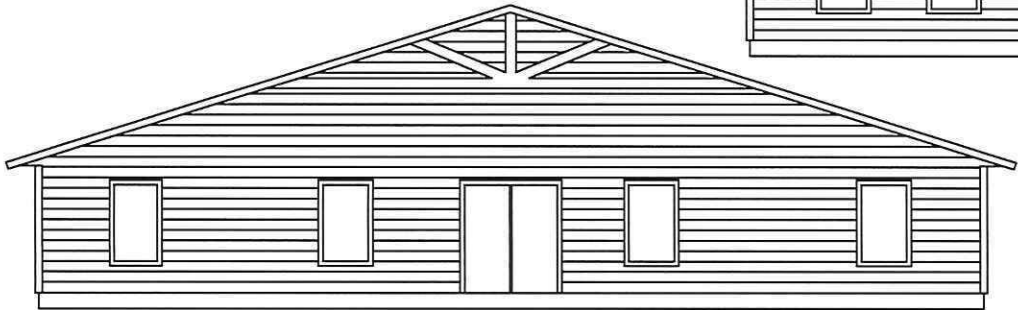
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
35.65	24.49	24.49	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	24.49	0.0	0.0		

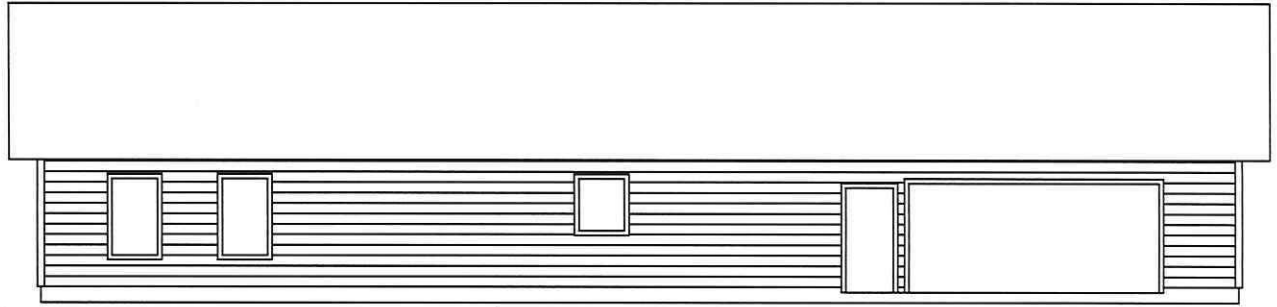
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	24.49		112	0.0
<b>Total Base Acres:</b>	24.49			

Owners: ADAM HOON

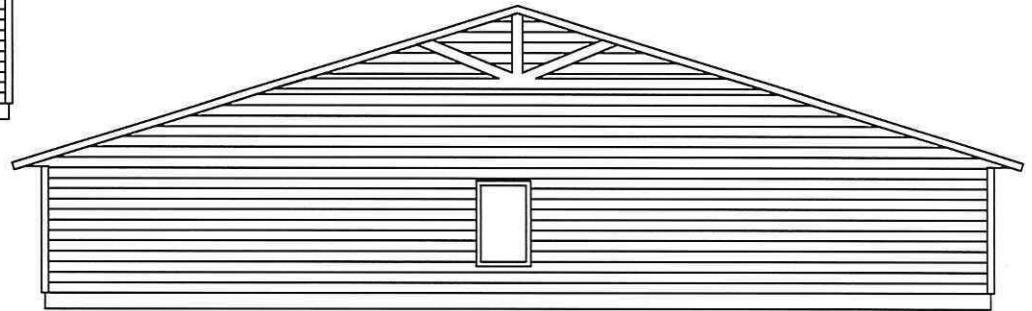
Other Producers: None



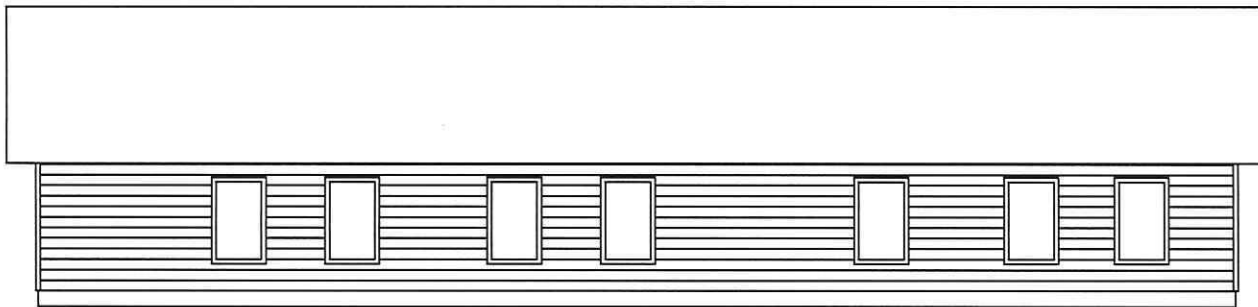
FRONT



RIGHT



BACK



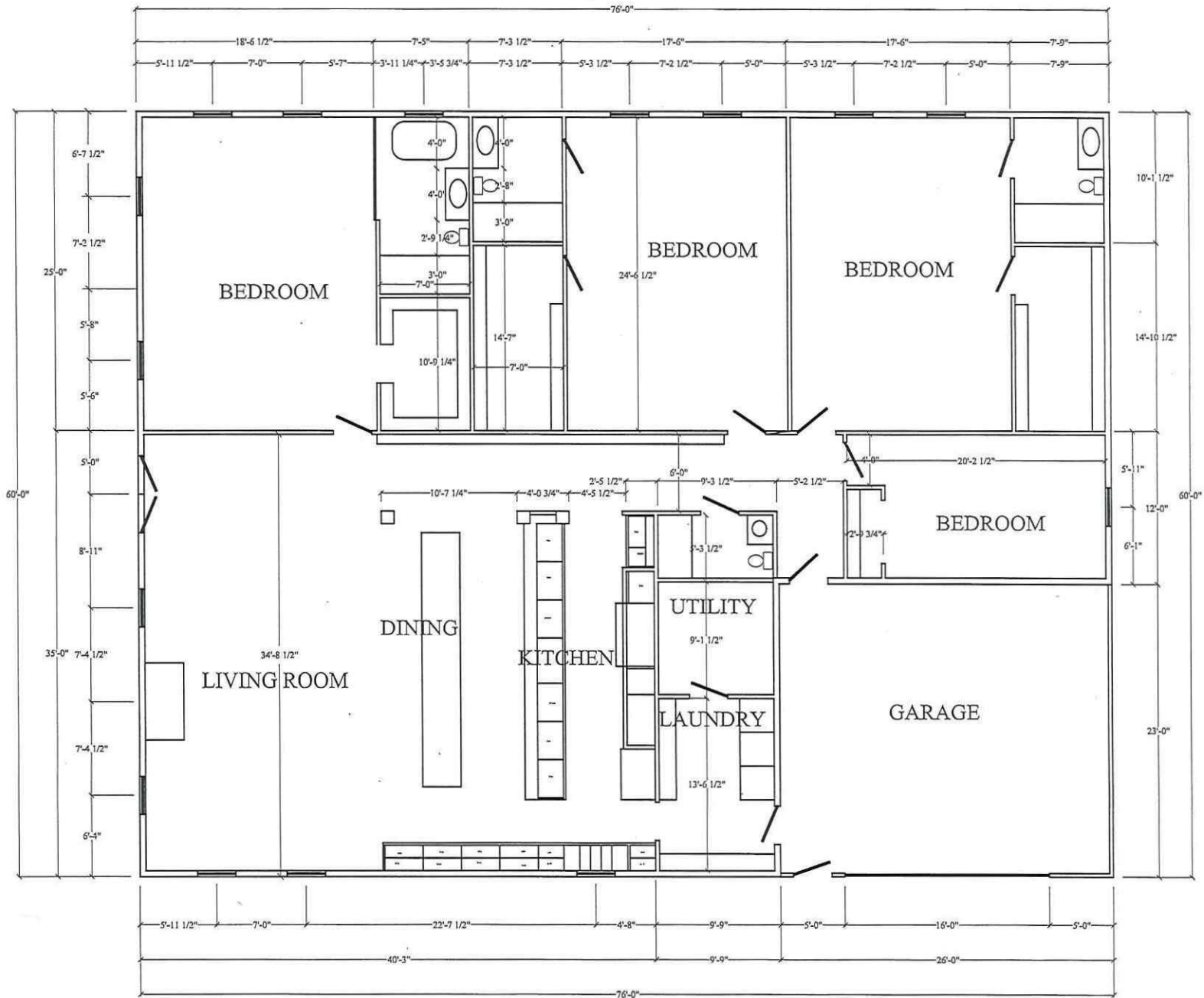
LEFT

GATE HOUSE AT PINE DANCE RANCH  
7312 FELLOWS RD.  
LODI, WI 53555  
(608)445-8641  
ADAM HOON, DEBBIE PTAK

SCALE 1/4" = 1'-0"



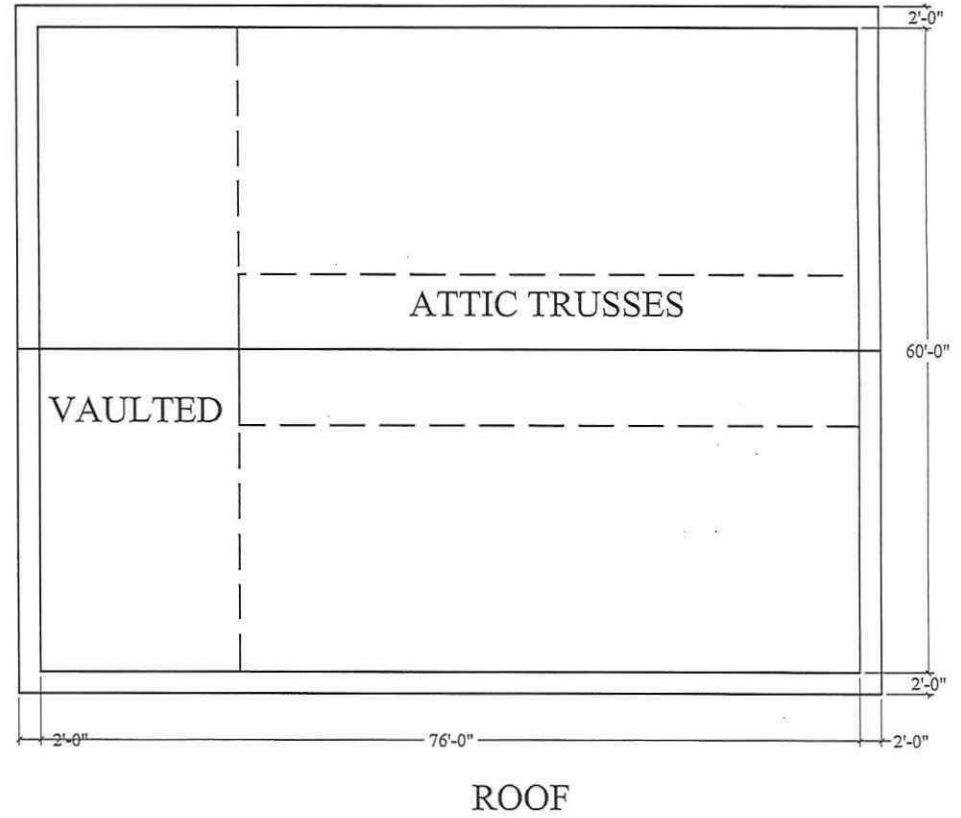
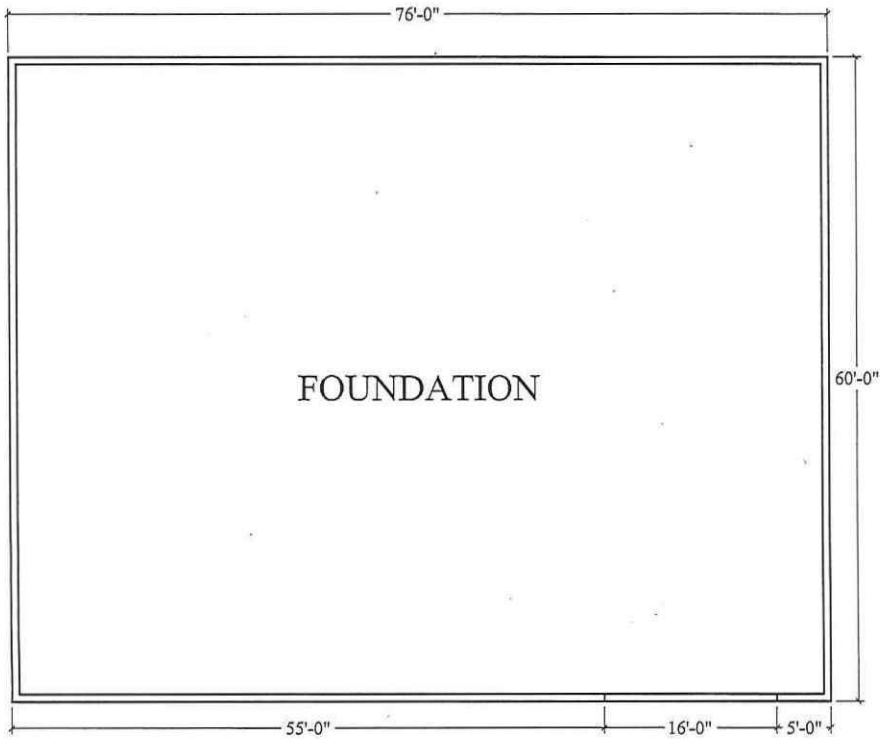
2" x 6" walls  
 7/16" osb sheathing  
 1" Styrofoam sheathing  
 2" Styrofoam under slab



GATE HOUSE AT PINE DANCE RANCH  
 7312 FELLOWS RD.  
 LODI, WI 53555  
 (608)445-8641  
 ADAM HOON, DEBBIE PTAK

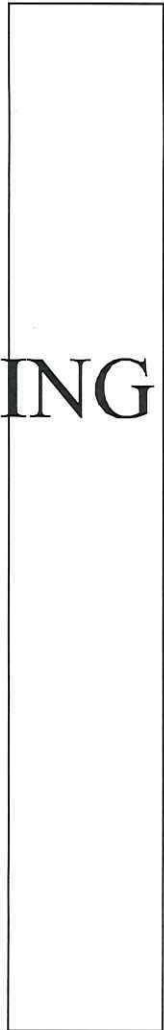
SCALE 1/4" = 1'-0"  
 3,962 SQUARE FEET LIVING SPACE  
 4,560 TOTAL SQUARE FEET

SCALE 1/8" = 1'-0"

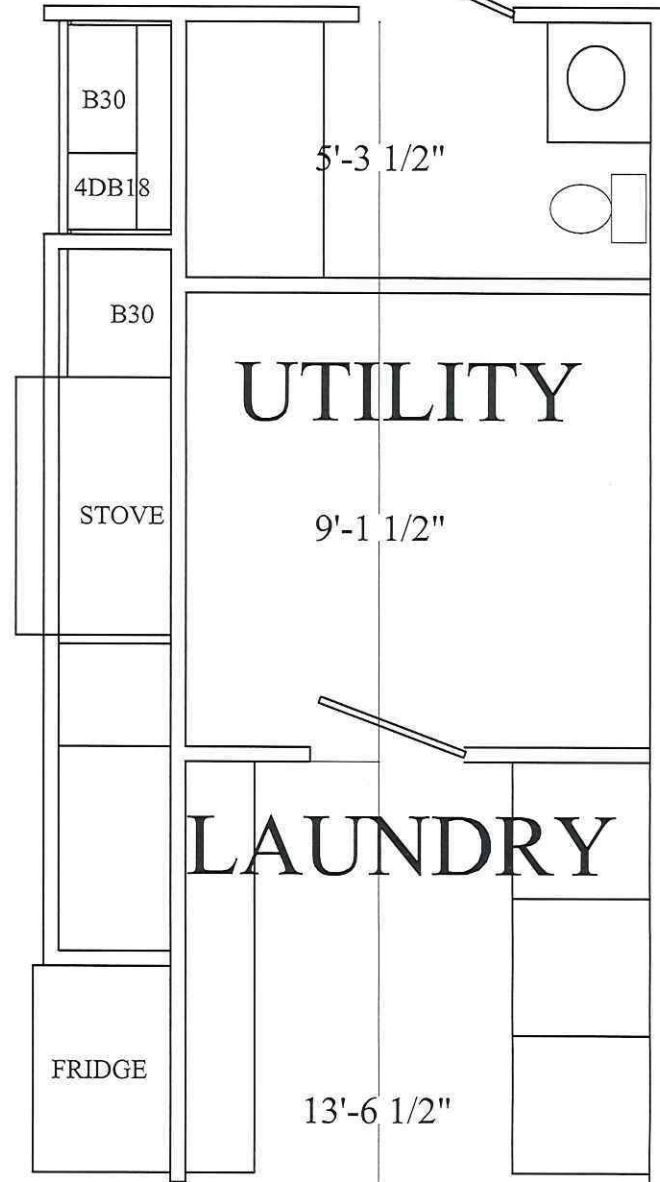
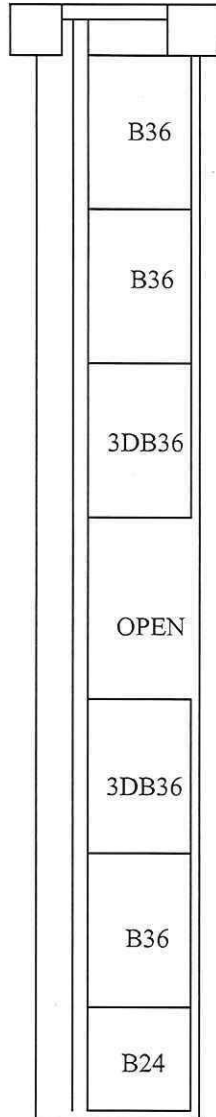


GATE HOUSE AT PINE DANCE RANCH  
7312 FELLOWS RD.  
LODI, WI 53555  
(608)445-8641  
ADAM HOON, DEBBIE PTAK

DINING



KITCHEN



B36	B36	B36	B36	DW						B24
W36	W36	W36	W36	W24						W24





FRONT



RIGHT



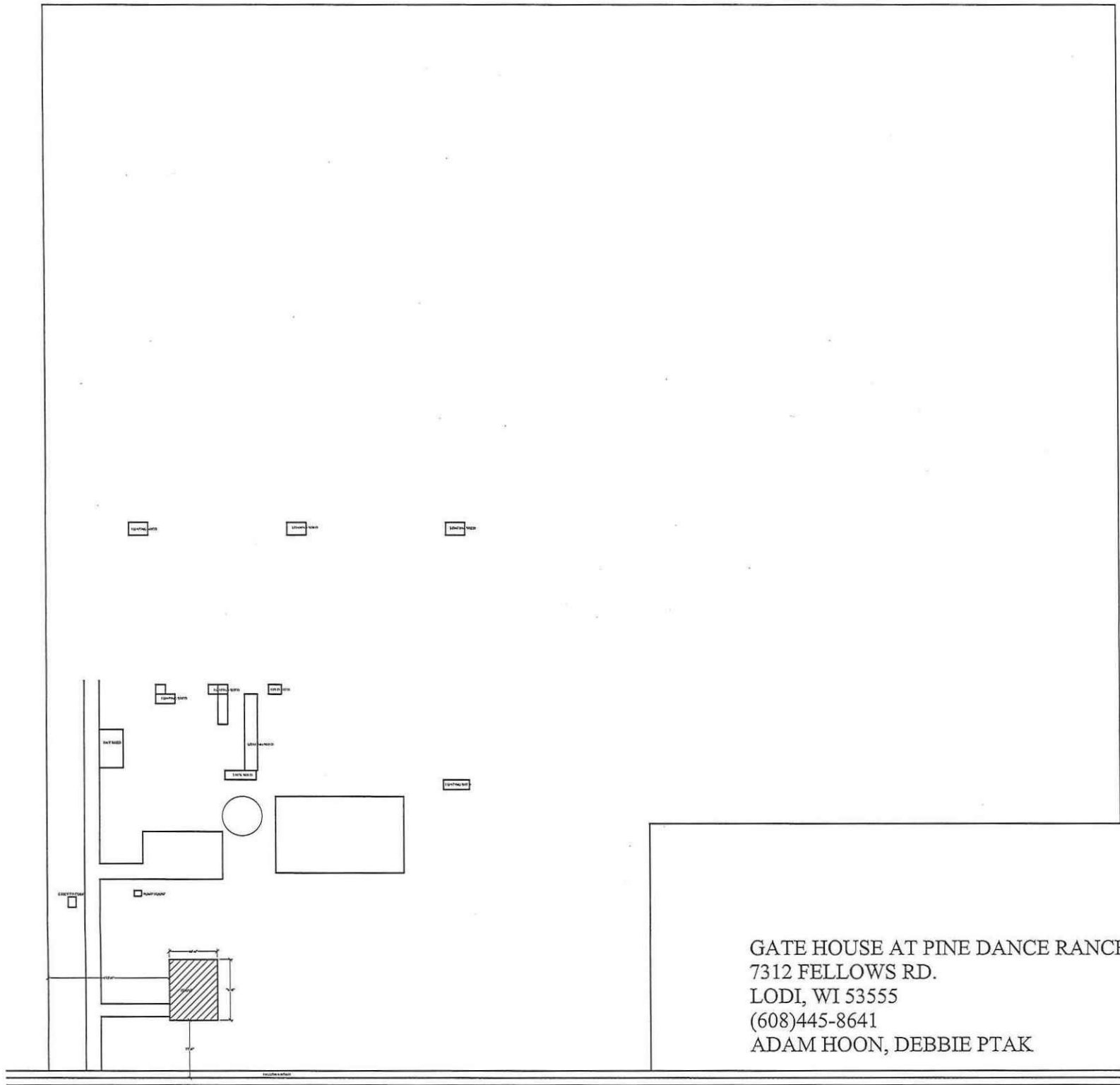
BACK



LEFT

GATE HOUSE AT PINE DANCE RANCH  
7312 FELLOWS RD.  
LODI, WI 53555  
(608)445-8641  
ADAM HOON, DEBBIE PTAK

SCALE 1/4" = 1'-0"



GATE HOUSE AT PINE DANCE RANCH  
7312 FELLOWS RD.  
LODI, WI 53555  
(608)445-8641  
ADAM HOON, DEBBIE PTAK



**Farm 19957**  
**Tract 16711**  
 2018 Program Year

CLU	Acres	HEL	Crop
1	15.33	NHEL	
2	8.92	NHEL	
3	0.24	NHEL	
5	6.55	NHEL	NC
12	1.9	NHEL	NC
13	0.96	NHEL	NC
14	1.75	NHEL	NC

Page Cropland Total: 24.49 acres



Map Created March 25, 2018

**Common Land Unit**

- Cropland
- Non-Cropland
- Tract Boundary
- PLSS

NAIP Imagery 2017

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.



Fellows Rd

A-1(EX)  
DCPREZ-0000-00000

CUP  
2137  
Training of horses at a horse boarding facility  
A-1(EX)  
DCPREZ-0000-00000  
Zone X

V

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000



Fellows Rd

312

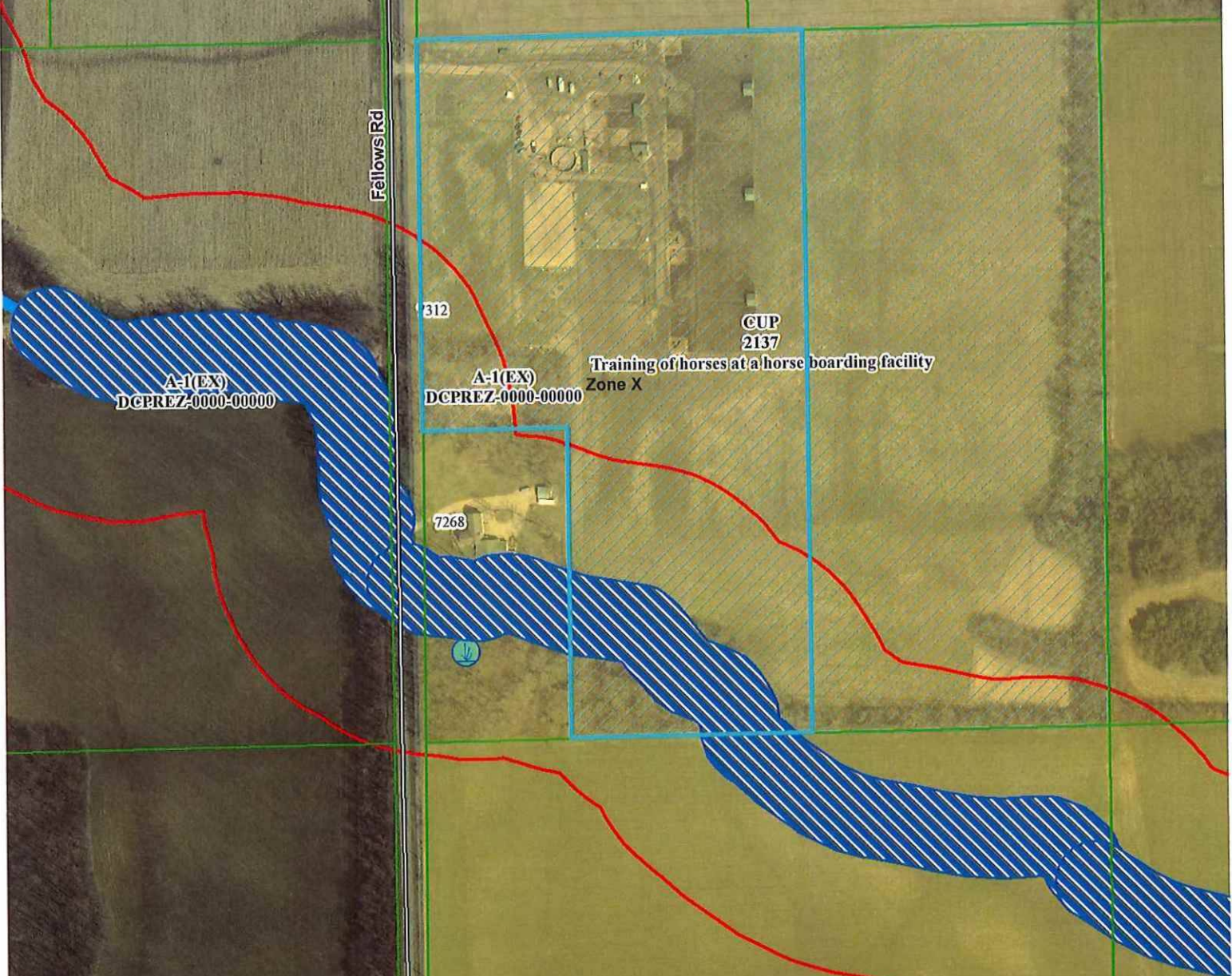
CUP  
2137

Training of horses at a horse boarding facility  
Zone X

A-1(EX)  
DCPREZ-0000-00000

A-1(EX)  
DCPREZ-0000-00000

7268

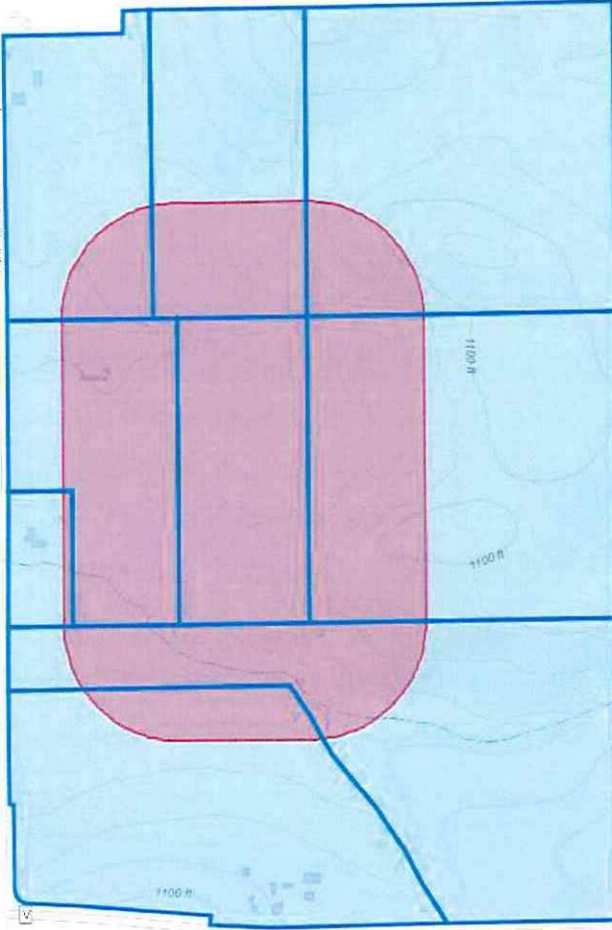






Fellows

Fellows Rd



KATHLEEN V WAGNER  
7380 FELLOWS RD  
LODI WI 53555

SCHROEDER REV TR THERESA M  
800 S HOLIDAY DR MANOR 15  
WAUNAKEE WI 53597

Current Owner  
Current Owner  
7368 CLEMENS RD  
DANE WI 53529

TRAVIS N THOENY  
ALYSSA A THOENY  
7268 FELLOW RD  
LODI WI 53555

RYAN K RIPP  
BRIANNA M RIPP  
123 WEST ST  
DANE WI 53529

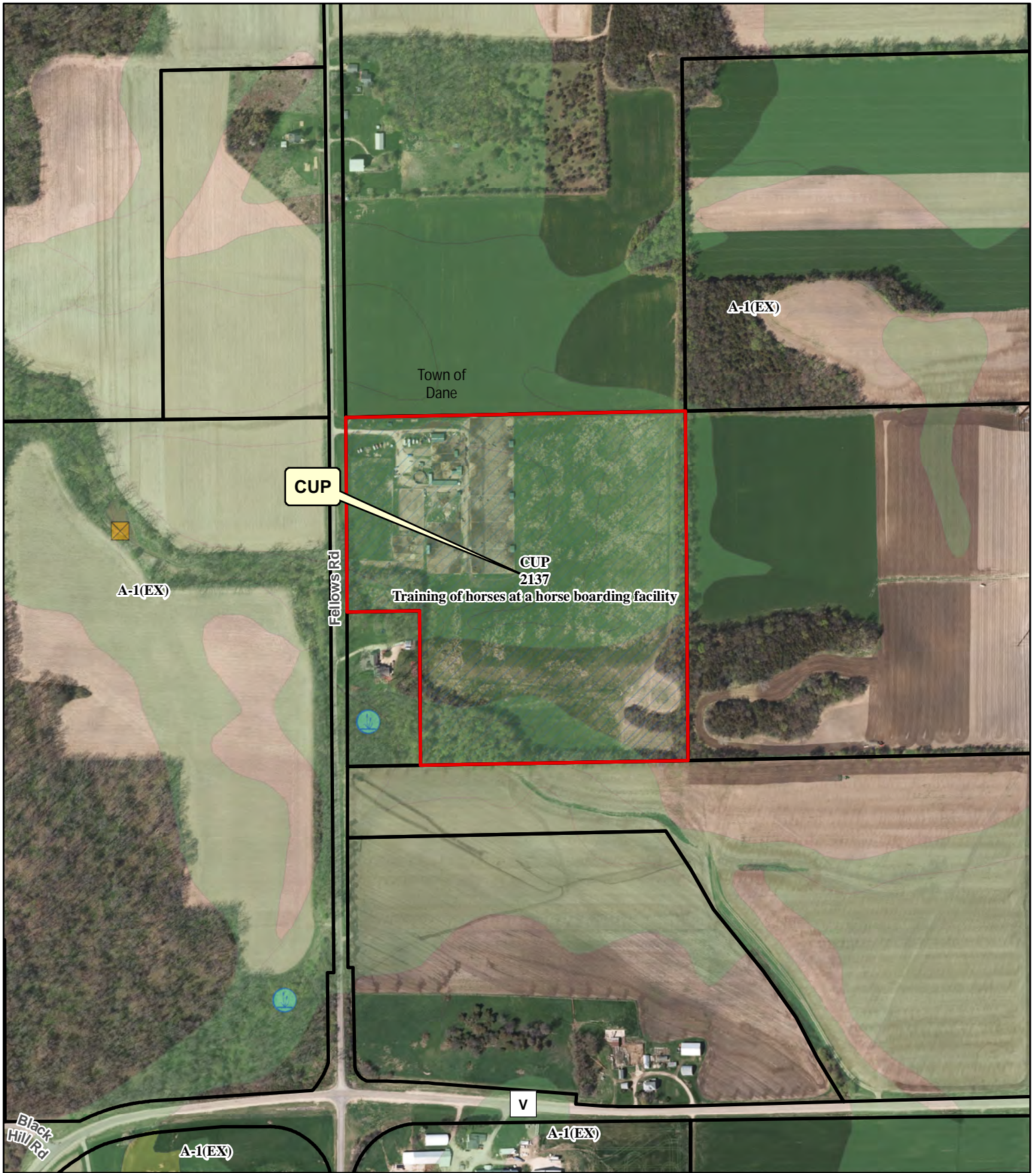
RIPP JT REV TR KEITH J & LORI B  
7113 STATE HIGHWAY V  
LODI WI 53555

ADAM W HOON  
300 5TH ST  
WAUNAKEE WI 53597

ADAM W HOON  
300 5TH ST  
WAUNAKEE WI 53597

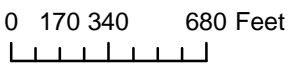
KATHLEEN V WAGNER  
7380 FELLOWS RD  
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**Legend**

- |  |            |   |
|--|------------|---|
|  | Wetland    | <b>Significant Soils</b>  |
|  | Floodplain |  Class 1 |
|  |            |  Class 2 |



CUP 02432  
ADAM W HOON