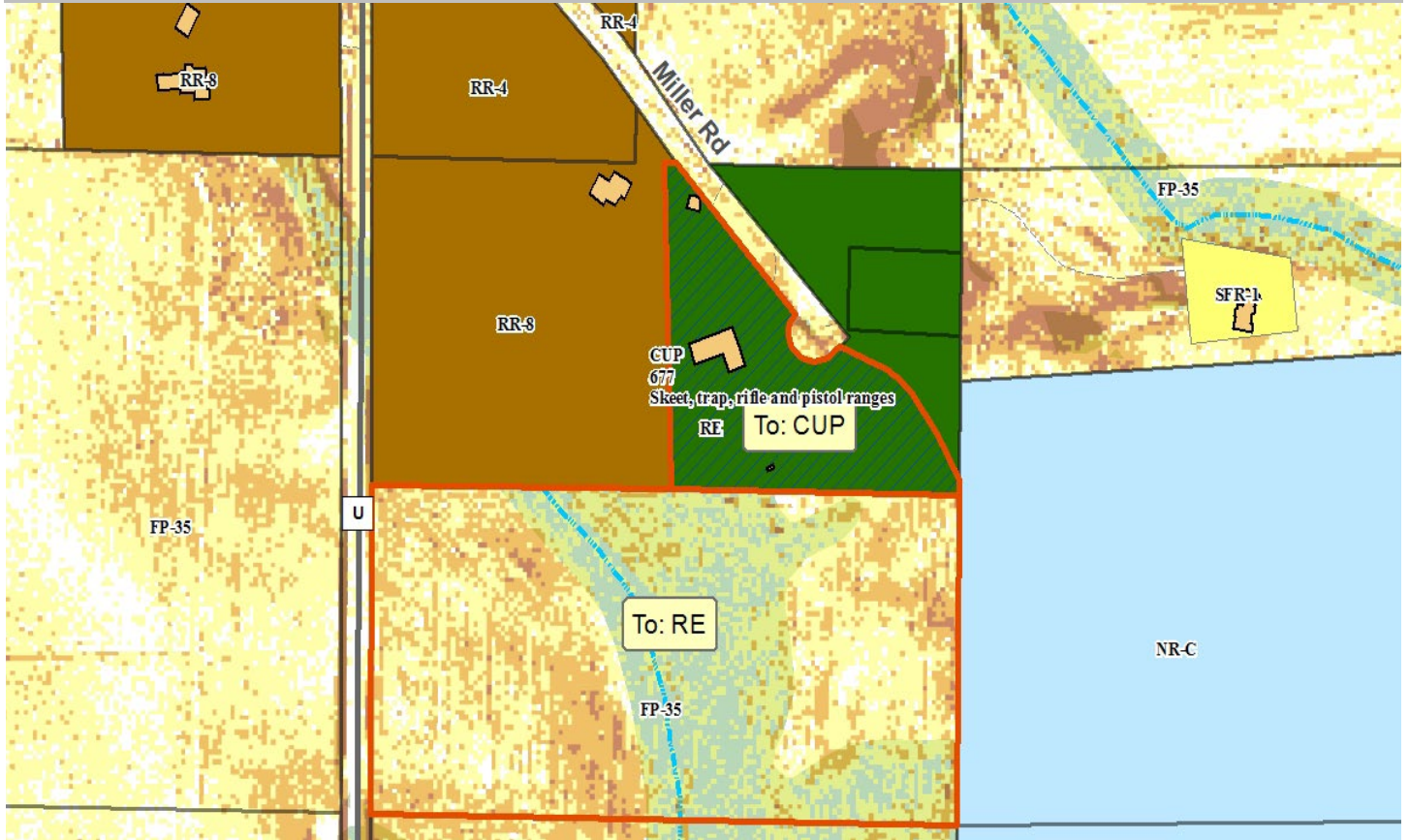


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> December 28, 2021	CUP 02547	
	<i>Zoning Amendment Requested:</i> TO CUP: Outdoor Entertainment and Indoor Active Recreation (shooting range and club house rental for events)		
	<i>Size:</i> 25.5 Acres	<i>Survey Required.</i>	<i>Town/Section:</i> PRIMROSE, Section 10
	<i>Reason for the request:</i> Outdoor Entertainment and Indoor Active Recreation (shooting range and club house rental for events)		<i>Applicant:</i> DEER CREEK SPORTSMANS CLUB <i>Address:</i> 8475 MILLER ROAD



DESCRIPTION: The Deer Creek Sportsman’s Club seeks to expand the boundaries, and modify the conditions of, an existing CUP for an outdoor, recreational shooting range and clubhouse.

OBSERVATIONS/ FACTUAL INFORMATION: A shooting range, with gatherings with limited alcohol service has operated at this location on a weekend-only basis since 1990, as approved by CUP 677. See also Rezone Petition 11781, also on the 12/28/2021 public hearing agenda.

TOWN PLAN: The *Town of Primrose / Dane County Comprehensive Plan* includes provisions to “accommodate recreational facilities of interest to town residents.”

RESOURCE PROTECTION: An intermittent stream runs through the middle of the proposed expanded CUP Area. Hydric soils and town-protected productive farm soils follow the valley floor. The town/county plan supports RE zoning in such areas. No conflicts anticipated.

STAFF: See Page 2 for recommended conditions of approval.

TOWN: No town action report received as of December 7, 2021.

CUP 2547

Recommended conditions of approval:

1. No more than 300 people, from all activities combined, shall be on the site at any one time.
2. Outdoor entertainment activities are limited to a shooting range and a sports and conservation club, subject to the following conditions:
 - a. Hours of operation shall be as follows:
 - i. One day (either Saturday or Sunday) of each weekend, between 9:00 a.m. and 3:00 p.m., for three weekends each month, and except as indicated below. The shooting range must be closed one full weekend (Saturday and Sunday) each month.
 - ii. On no more than 8 weekend days per calendar year, the shooting range may operate between 9:00 a.m. and 5:00 p.m.
 - iii. Thursdays from April 15 until September 15, between 5:00 p.m. and 8:00 p.m.
 - iv. The shooting range shall be closed on the weekends before and after Thanksgiving.
 - v. The shooting range shall be closed the two weekends closest to Christmas, Easter and Mother's Day.
 - b. Shooting range activities are limited to the use of shotguns, archery equipment and rimfire rifles of .22 caliber or smaller as part of a hunter safety education program.
 - c. No more than 99 people shall be on the portion of the premises dedicated to the shooting range at any one time. Outdoor assembly events of 100 or more people requires approval of a separate conditional use permit.
3. Indoor active recreation activities are limited to indoor archery.
4. Indoor assembly activities are limited to club use and rental of the clubhouse to third parties, subject to the following conditions:
 - a. Hours of operation shall generally be from 9:00 a.m. until 6:00 p.m., except as indicated below.
 - i. No more than 20 times per year, and no more than twice in any month, third-party renters may use the clubhouse until 8:00 p.m. on a weekend day.
 - ii. No more than 10 times per year, and no more than twice in any month, third-party renters may use the clubhouse until 11:00 p.m.
 - iii. If Town of Primrose alcohol beverage permits or licenses impose other limitations on hours of operation, the most restrictive combination of limitations shall apply.
 - b. All third-party rentals must be scheduled at least 90 days in advance. The operator must provide copies of clubhouse rental schedules on its public website, and if requested, by e-mail.
5. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
6. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code.
7. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits, including alcoholic beverage permits issued by the Town of Primrose. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
8. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements, including alcohol licensing requirements from the Town of Primrose. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
9. Existing onsite wastewater sewage disposal systems serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
10. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
11. At least 161 off-street parking spaces must be provided, consistent with s. 10.102(8).
12. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such

improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.

13. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
14. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
15. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
16. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
17. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.
18. This conditional use permit shall expire ten years from the date of final approval. Continuation of covered activities after expiration shall require approval of a new conditional use permit.