
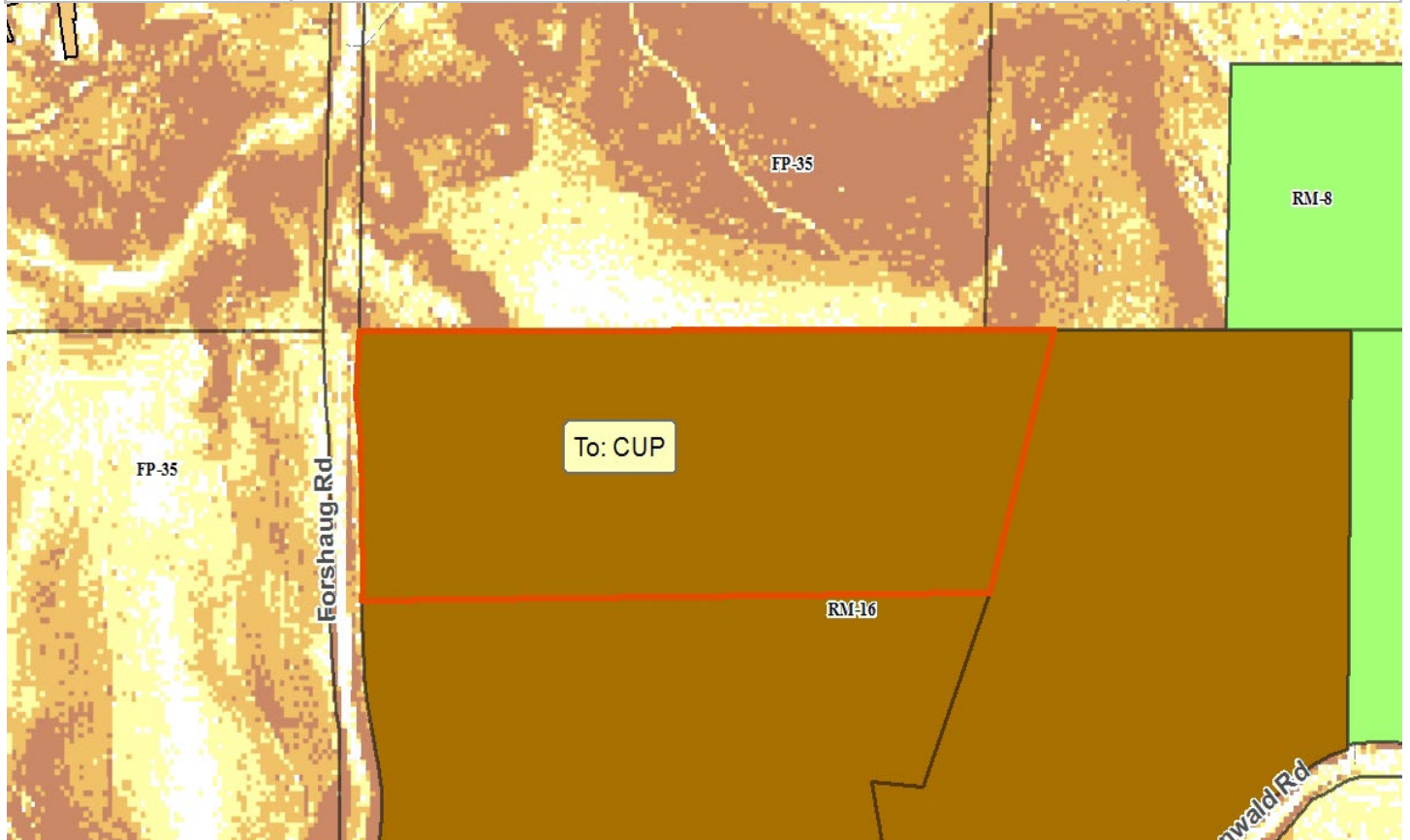


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> September 28, 2021		CUP 02532
	<i>Zoning Amendment Requested:</i> TO CUP: Limited Family Business - Therapist		<i>Town/Section:</i> VERMONT, Section 26
	<i>Size:</i> 16.5 Acres	<i>Survey Required:</i>	<i>Applicant</i> GRENLIE IRREVTR, THOMAS R
	<i>Reason for the request:</i> Limited Family Business - Therapist		<i>Address:</i> SOUTH OF 3776 FORSHAUG ROAD



DESCRIPTION: Landowner seeks a conditional use permit for a limited family business to operate an interpersonal equine therapy clinic, and install sanitary fixtures, in a barn on a 16.5-acre lot in the RM-16 zoning district.

OBSERVATIONS/ FACTUAL INFORMATION: The clinic would serve no more than one (human) patient at a time, for 3-4 hours a day, with business hours of Monday through Friday between 8:00 a.m. and 5:00 p.m. Three horses would be kept on the premises. Note that the keeping of horses, an agricultural use, is a permitted use in the RM-16 district. The CUP would be only for the limited family business therapy clinic.

TOWN PLAN: The property is in a farmland preservation area under the *Town of Vermont / Dane County Comprehensive Plan*. The plan supports supplementary limited family businesses that are compatible with agriculture.

RESOURCE PROTECTION: There are no mapped resource protection corridors on the property.

STAFF: See page two for recommended conditions of approval.

TOWN: The Town Board approved the conditional use permit with no conditions.

CUP 2532

Recommended conditions of approval.

1. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
2. Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
3. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.
4. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
5. 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 or Uniform Dwelling Code.
6. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
7. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
8. Existing onsite wastewater sewage disposal systems, if any, 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.
9. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
10. Off-street parking must be provided, consistent with s. 10.102(8).
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.