



Staff Report

Zoning and Land Regulation
Committee

Public Hearing: **November 27, 2018**

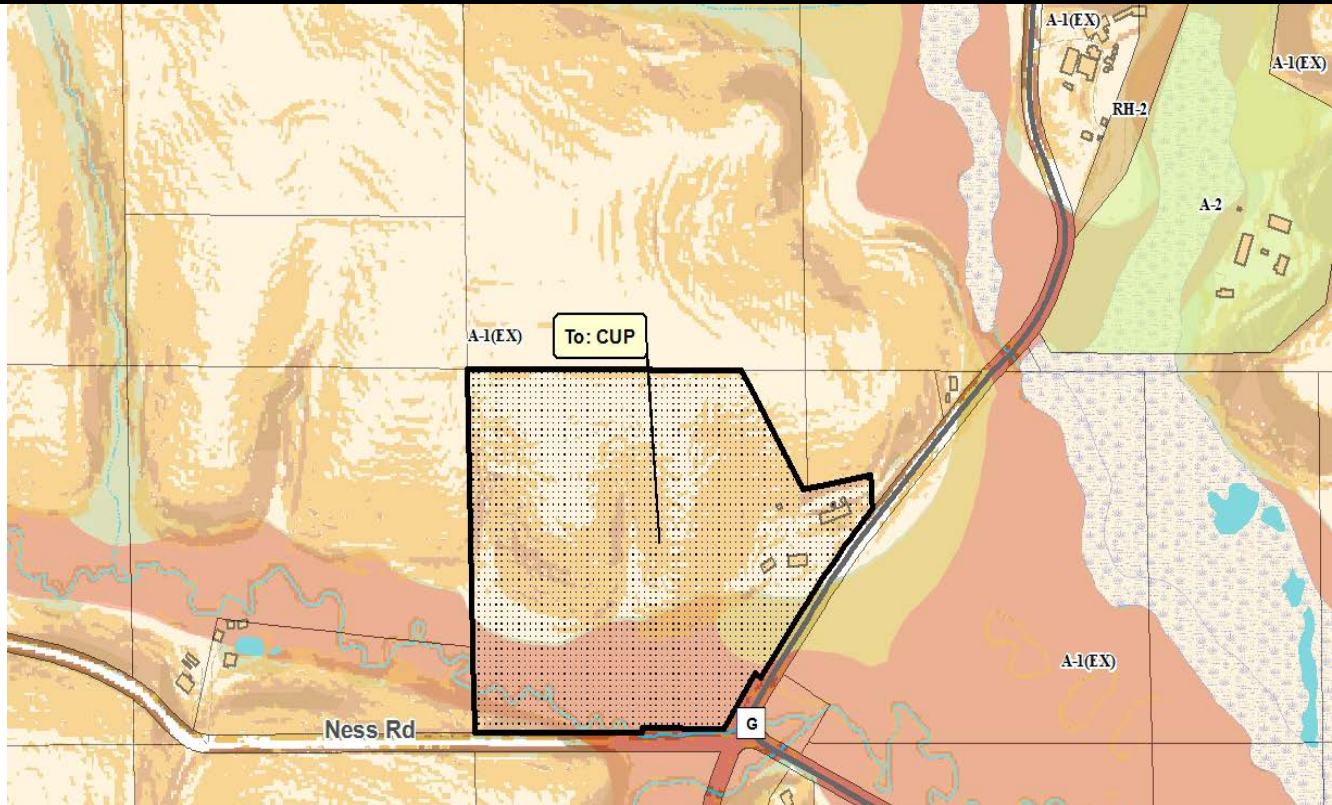
Petition: **CUP 02443**

Zoning Amendment:
TO CUP: Horse Boarding

Town/sect:
PRIMROSE, Section 32

Acres: 23
Survey Req.
Reason:
Horse Boarding

Applicant
**FAGAN LIVING TR,
MICHAEL J & THERESA A**
Location:
9306 COUNTY HIGHWAY G



DESCRIPTION: Applicants, Michelle and Troy Knapp, are prospective buyers of the 38 acre A-1EX zoned property and are requesting approval of a Conditional Use Permit to allow establishment of a horse boarding and training facility. The proposal would involve the construction of a new 66' x 150' indoor riding arena, and three 16' x 40' horse shelters to accommodate a total of not more than 23 horses, with a maximum of 15 to be boarded at the facility. Proposed hours of operation would be 8am-7pm daily.

OBSERVATIONS: Surrounding land uses include agriculture / open space, and a few scattered rural residences. A perennial stream with associated floodplain runs along the southerly portion of the property.

TOWN PLAN: The property is located in the town's agricultural preservation area.

DANE COUNTY HIGHWAY: County Highway G is not a controlled access highway. Any changes in the existing land use will need a highway access permit from the Highway Department. Improvements may be required in order to accommodate additional traffic and large vehicles.

RESOURCE PROTECTION: An area of resource protection corridor associated with the floodplain of the perennial stream covers approximately the southern ¼ of the property.

STAFF: The proposed use appears consistent with town plan policies. Note that the new FP-35 zoning district is recommended for the property. The FP-35 district allows "large animal" boarding as a permitted use. See recommended conditions of approval, on page 2, below.

TOWN: Approved with a condition limiting the number of horses to no more than 23, including a maximum of 15 boarded horses.

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
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.
3. 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.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. These include the condition required by the town of Primrose. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. This conditional use permit shall be for a horse boarding and training facility.
2. Hours of operation limited to 8am to 7pm daily.
3. The total number of horses is limited to 23, including a maximum of 15 boarded horses.