

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/15/2021	DCPCUP-2021-02532
Public Hearing Date	
09/28/2021	

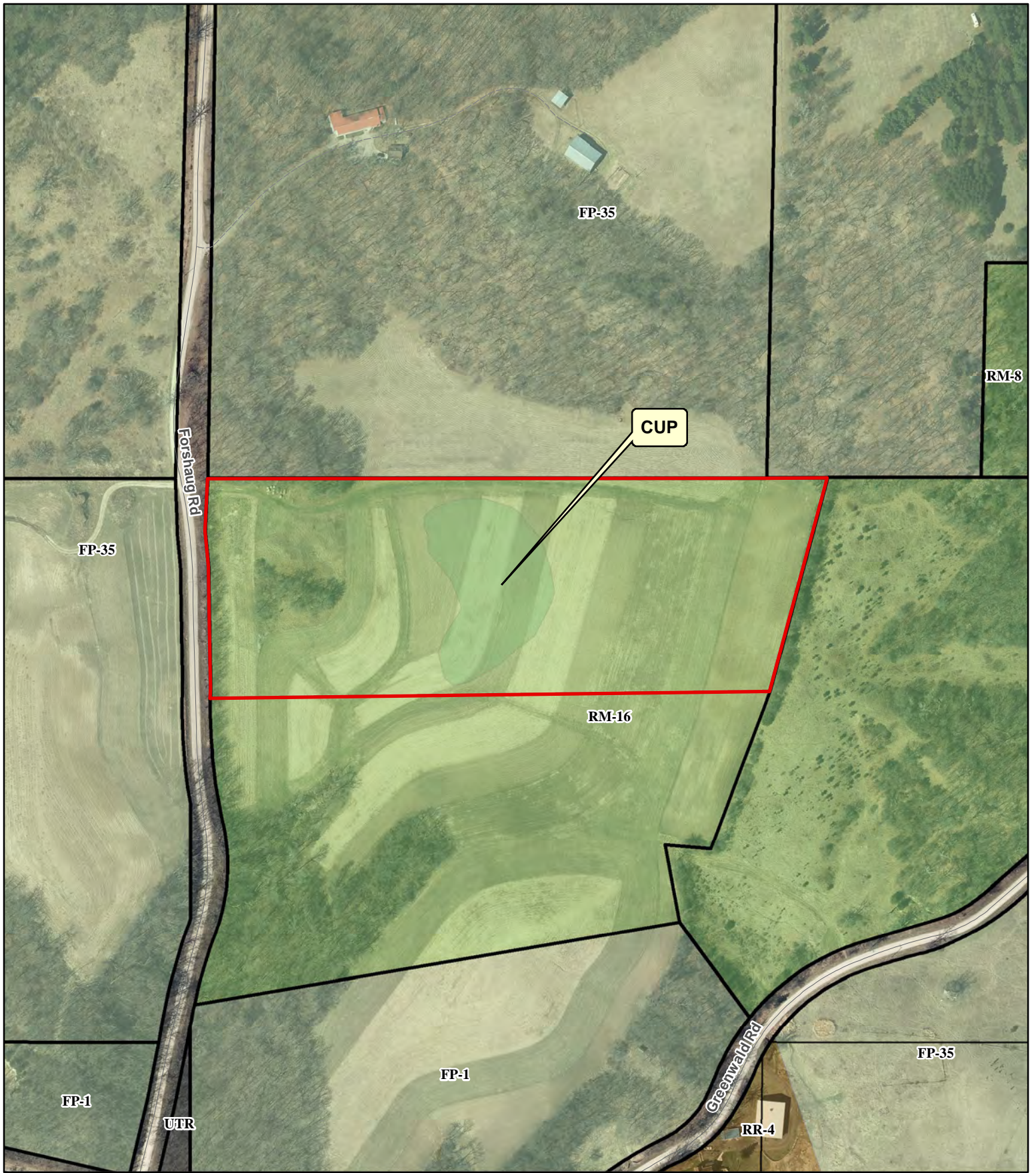
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GRENIE IRREV TR, THOMAS R	Phone with Area Code	AGENT NAME SARA EDWARDS	Phone with Area Code (920) 559-2278
BILLING ADDRESS (Number, Street) 3940 FORSHAUG RD		ADDRESS (Number, Street) 4726 BARK ROAD	
(City, State, Zip) BLACK EARTH, WI 53515		(City, State, Zip) Sturgeon Bay, WI 54235	
E-MAIL ADDRESS		E-MAIL ADDRESS sdriver@gmail.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
South of 3776 Forshaug Road					
TOWNSHIP VERMONT	SECTION 26	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0706-262-8650-0		---		---	


CUP DESCRIPTION
Limited Family Business - Therapist

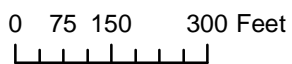
DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.234(3)	16.5

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RWL1	SIGNATURE:(Owner or Agent) _____
		PRINT NAME: _____
		DATE: _____



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



CUP 02532
 GRENLIE IRREV TR,
 THOMAS R



Dane County
Department of Planning and Development
 Zoning Division
 Room 116, City-County Building
 210 Martin Luther King Jr. Blvd.
 Madison, Wisconsin 53703
 (608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Applicant	
Property Owner Name:	Sara D. Edwards
Address (Number & Street):	4726 Bark Road
Address (City, State, Zip):	Sturgeon Bay, WI 54785
Email Address:	sdenver@qmail.com
Phone#:	(920) 559-2278

SITE INFORMATION

Township:	Vermont	Parcel Number(s):	0706-262-8650-0
Section:		Property Address or Location:	Lot # 1 CBM # 13044 Forshaug Road Black Earth, WI 53515
Existing Zoning:	RM-16	Proposed Zoning:	CUP Code Section(s):

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Limited Family Business Clinical Psychotherapy: Interpersonal Equine Therapy	Is this application being submitted to correct a violation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Provide a short but detailed description of the proposed conditional use: Provide clinical psychotherapy to clients. Some clients are seen virtually. Some choose to work with horses to facilitate their therapeutic treatment. Clients come and park at barn. Clients engage with horses by grooming, walking, interacting with the horses or just observing the horses in their pastures. Walking would be on trails that surround horse pastures. Also train therapists to learn Interpersonal Equine Therapy Techniques. Usually only 1 person per session, perhaps a family, or a group of 3-4 people on occasion.			

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. **Only complete applications will be accepted.** All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
--	---	--	--	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: Sara D. Edwards
 Proposed Owner

Date: 7/9/21

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections 10.220(1) and 10.103 of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

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. **NO**
The horses will live on property. There will be pastures for grazing with groomed trails to walk on. All work with horses will be in enclosed area or the horses will be led with lead ropes. Gates to pasture entrances and line fencing will be installed. Clients coming to property will park at barn. No noise, no lights for night time work. Only pours are daylight, one client per hour at a time.

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 horses thriving on the property. Only building will be the barn that will have 3 stalls, an office and meeting room, a feed and tack room, and hay storage, and a bathroom/kitchenette area. No motorized vehicles involved in therapeutic work. Quiet. Peaceful. No night time work, hours of operation 3-4 hours/day. equine work.

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.

Only agricultural use of property for horse care and maintenance. Clients will either sit and observe horses in pasture, walk with a horse on a trail, or groom horses in barn during a session. Property will not be further developed beyond barn and pasture maintenance.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. Barn will require water and septic and electricity. Traffic is minimal... 1 car in an hour. Sessions are confidential, only 1 client at a time. Storm and erosion will be established for house and barn. Try to have house + barn share well and septic.

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.

1 person pulls off the road and parks at barn. No driving on property be good that. 1 person an hour. Maximum 3-4 hrs a week day. Farm machinery will be used to maintain pastures.

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

I believe so. Agricultural. Horse maintenance and care.

7. The conditional use is consistent with the adopted town and county comprehensive plans.

I believe so.

8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:

Agricultural. Horse care and maintenance. Field and crop maintenance.

- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:

On site where horses live.

- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:

Barn, home, and road. All else grass pastures, trails, round pen, paddock areas for horses.

- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:

supports it, does not impair or limit

- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:

only construction is a 3 stall barn.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

Only building is the barn (other than home on property). Barn will be only construction - barn will ~~have~~ have 3 stalls for horses, an office with kitchenette and bathroom, feed storage, etc, and machinery will all be included in barn. No additional buildings.

Name of Business: Interpersonal Therapy, LLC.

Conducts traditional psychotherapy (virtually) and Equine Interpersonal Therapy where clients therapy session involves working with the horses.

Only road will be from town road to barn (that extends to residence)

List the proposed days and hours of operation. Monday - Friday 8-5 pm
Equine work only 3-4 of those hours a day

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

sole provider / Sara Edwards
No employees. May have help with horse maintenance or crop at times.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Quiet. Noise is avoided at all times. Horse pastures dragged and maintained consistently. Barn kept very clean for horses + clients

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

Only walking and grooming horses or walking with them.
No additional buildings. All hay + machine storage within barn.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under Chapter 11 of Chapter 14, Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

well shared with barn and residence 3 horses - lots of pasture
septic shared with barn and residence. manure spreading on pastures.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

minimal - garbage delivery for residence + barn

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Maximum 1 person / hour for no more than 3-4 hours a week day.
1 vehicle / client

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

None!! All organic feed and precautions taken for horses and people's safety and health

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Only lights would be barn or house outdoor light. No clients or business at night.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. 10.800.

No signs. Client confidentiality.

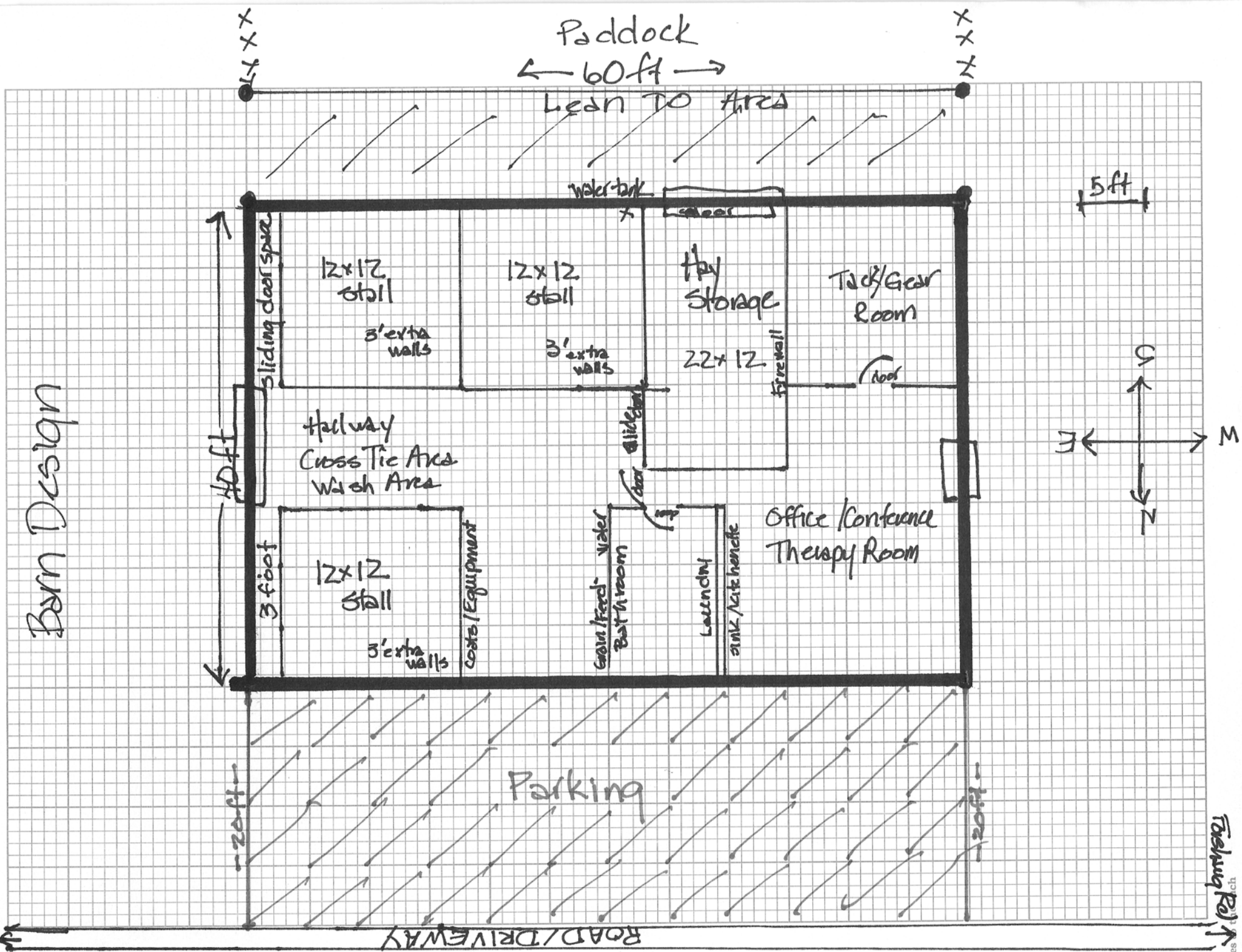
Briefly describe the current use(s) of the property on which the conditional use is proposed.

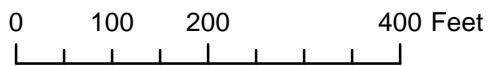
Barn for 3 horses. Nothing. Cropland farming

Briefly describe the current uses of surrounding properties in the neighborhood.

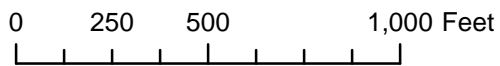
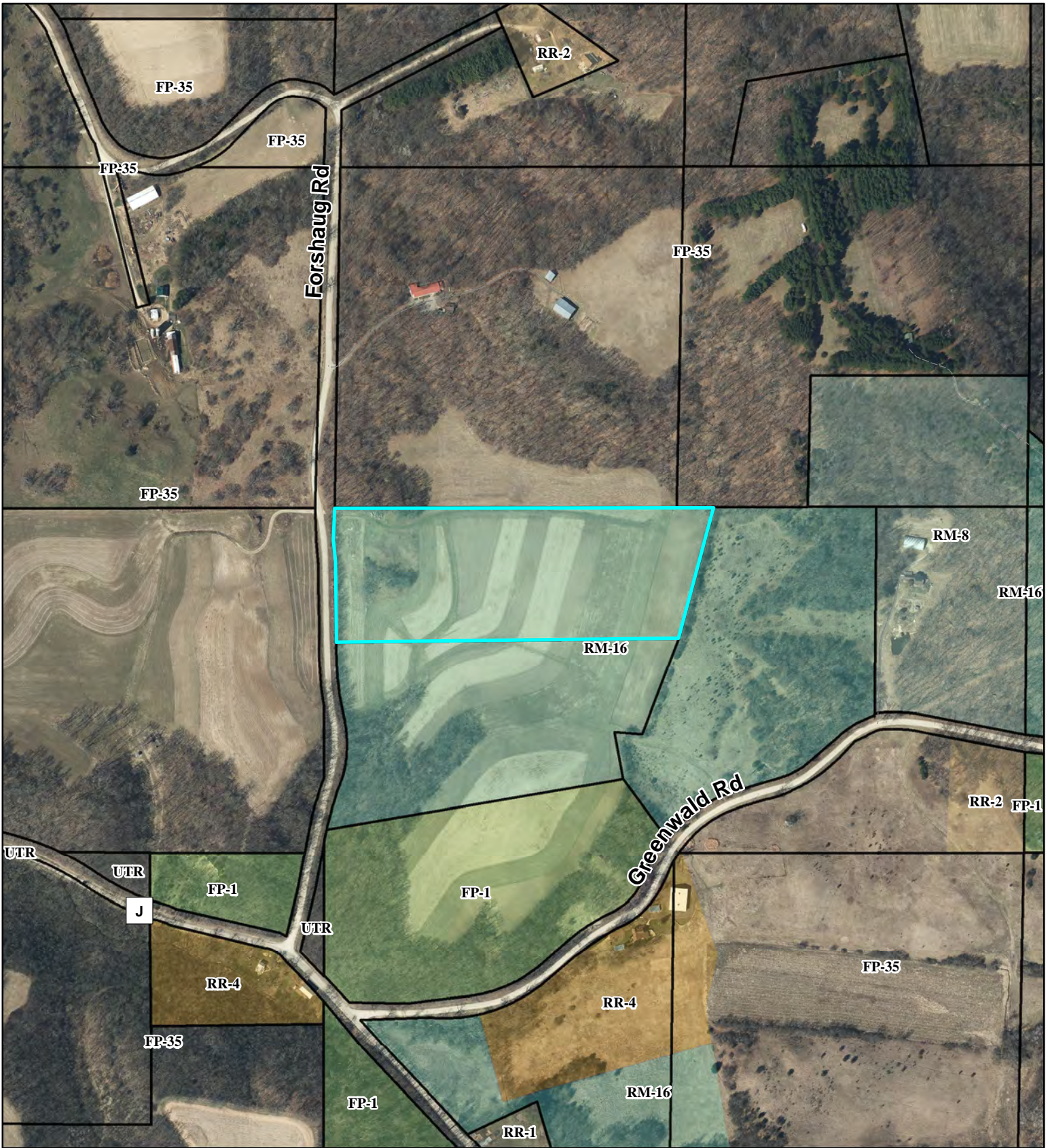
crop farming, sheep (wool)?

Barn Design





Operations Plan
Lot 1, CSM 13044



Neighborhood Plan

Proposed barn,
house sites 6/11/2024

Legend
driveway

barn_site_1 barn_site_2
barn_site_4 barn_site_3
house_site_4
house_site_1
house_site_3
house_site_2