

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
09/20/2018	DCPCUP-2018-02443
Public Hearing Date	
11/27/2018	

OWNER INFORMATION	AGENT INFORMATION
--------------------------	--------------------------

OWNER NAME FAGAN LIVING TR, MICHAEL J & THERESA A	Phone with Area Code (608) 212-8599	AGENT NAME MICHELLE KNAPP	Phone with Area Code (608) 886-8998
BILLING ADDRESS (Number, Street) % CONCORD PROPERTY MANAGEMENT PO BOX 930221		ADDRESS (Number, Street) 9306 COUNTY ROAD G	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Mt. Horeb, WI 53572	
E-MAIL ADDRESS		E-MAIL ADDRESS michelle@knapphorsemanship.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
9306 County Highway G		
TOWNSHIP PRIMROSE	SECTION 32	TOWNSHIP
		SECTION
PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED	PARCEL NUMBERS INVOLVED
0507-323-8540-0	---	---

CUP DESCRIPTION

Horse Boarding

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
--	--------------

10.123(3)(a)(9)	23
-----------------	----

DEED RESTRICTION REQUIRED?	Inspectors Initials	SIGNATURE:(Owner or Agent)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	SCW1	<i>[Signature]</i>
		PRINT NAME:
		<i>[Signature]</i> MICHELLE KNAPP
		DATE:
		<i>[Signature]</i> 09/20/18



Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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

Items required to be submitted with application:

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

Owner	<u>MIKE & TIA FAGAN</u>	Agent	<u>MICHELLE KNAPP</u>
Address	<u></u>	Address	<u>9306 County Road G</u>
Phone	<u>608-212-8599</u>	Phone	<u>MOUNT HOREB WI 53572</u>
Email	<u>CONCORDPROPERTY@TDS.NET</u>	Email	<u>MICHELLE@KNAPPHOUSEMANSHIP.COM</u>

Parcel numbers affected: 0507-323-8540-0 Town: PRIMROSE Section: 32
 Property Address: 9306 County Road G

Existing/ Proposed Zoning District : A-1(EX)

- o Type of Activity proposed:
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o 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: Michelle Knapp

Date: 09/20/18

Knapp Horsemanship Business Plan - Proposal for Conditional Use Permit and Building Permit to operate small scale horse boarding facility at 9306 County Highway G, Primrose, WI 53572

My name is Michelle Knapp, and my husband Troy & I are in the process of purchasing the property located at **9306 County Highway G**, and we would like to apply for a Conditional Use Permit to operate a small scale horse boarding facility there. The Building Permit is for the addition of a 66ft x150ft indoor riding arena with attached 30ft x40ft tack area, and for three 16ft x 40ft horse shelters, one in each pasture. These additions are necessary for the year-round operation of the business.

I have been teaching and training in the equine industry for over 20 years. Part of our income is traveling to teach at other locations and we want a small, peaceful home base to hold workshops and give lessons that offers the feel of natural beauty that is so abundant at that location.

Current Land Use and Zoning of Property: The property is 38.3 acres, currently zoned A-1(EX) and the current land uses are listed below in order of *Land Use Code, Category, Sub Category, Description*:

- **8110-** Agriculture, Agriculture Farm Buildings, Farms residence and driveway/access road.
- **8125-** Agriculture, Agriculture Grain Farming, Hay/Alfalfa farming.
- **8147-** Agriculture, Agriculture Animal Production, Horses and other equine production.
- **8148-** Agriculture, Agriculture Animal Production, Pasture (fenced areas for grazing, often near existing farm buildings).
- **9200-** Woodlands, Woodlands, Woodlands. 80% or more canopy coverage of 2+ acres of connectivity.
- **9300-** Open Land, Open Land, Other Open Land (not subdivided, not cultivated, not pasture).

We will not require any change of land use.

Setup: Approximately 23 acres is fenced pasture, 4 acres is woodland, 7 acres open land, and 4 acres contains the residence, all buildings, driveway, yard and septic field. The property is mostly in the Town of Primrose Agricultural Preservation Area, but also has approximately 10 acres of mainly open land with some hay pasture and yard area in Resource Protection Corridor.

Type of activity proposed: Limited horse boarding facility, geared towards pasture board, one-on-one coaching and small group workshops.

Hours of operation: Primarily daylight hours, 8am-7pm, 7 days a week.

Maximum expected number of clients: The average day will include 3-5 people in cars and 1 in a small horse trailer, spread out throughout the day, during normal hours of operation. Seasonal variation is expected with less traffic in the winter months. From April through November, an average of two weekends per month I would expect to see an average of 4 small horse trailers arrive Friday and leave Sunday. A maximum of 12 total clients on the property could occur when holding a weekend workshop - this would include the above described mix of cars and small horse trailers.

Max number of horses: Not to exceed 15 boarded horses, 23 total horses, on approximately 23 acres of fenced pasture. Most horses will not have an associated horse trailer stored on the property.

Max number of employees: Up to one employee- full time/40 hours week or equivalent, non-family member.

Outdoor lighting: Dark-sky compliant lighting for parking area and building entrance points.

Outdoor storage: Horse trailers will either be stored neatly in parking areas or placed out of view from the road where possible. On average, we expect to have 2-4 horse trailers on the property. Long term storage will be limited due to space constraints.

Outdoor activities: Riding in the outdoor arena and maintained green space.

Outside Loudspeakers: No outdoor speakers. The only speakers will be in the indoor arena as a vocal aid for teaching. These will be small, face downward and be set to a minimum level of volume.

Proposed signs: Possibility of a small business marker near the driveway, in compliance with Town of Primrose and Dane County ordinances.

Trash removal: To be determined. If we exceed the township schedule for regular removal we will arrange for further removal services.

Manure: Manure will be gathered on the existing concrete pad marked on the Site Plan and will most likely be removed from the property. Small amounts may be spread as fertilizer on existing pastureland above the floodplain and resource protection corridor boundaries.

Parking: Adequate off-street parking shall be provided as depicted on the site plan in red. *Dane Co Ordinance 10-18(5)(m) Kennel, stable: One space per 1,000 square feet of gross floor area or yard area devoted to the use, not including outdoor training or riding areas.* The main barn parking area contains space for fourteen 8ft x17ft parking spaces with a 24ft aisle way for two-way traffic. The secondary parking area has room for nine 8ft x 17ft spaces, giving us more than the required number. Adequate vegetation for additional screening is planned for the existing berm between the main parking area and County G. The area we are planning for the addition of the current barn and parking has never been cropped and is currently being used as paddock space.

Six Standards of a Conditional Use Permit

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 existing pasture set up has fencing appropriate for safely containing more horses than we plan to house. Appropriate safety signage will be placed in locations of high visibility. Every effort will be made to protect groundwater sources from runoff and to limit erosion of topsoil. We believe it will be pleasant to view horses grazing on the hillsides. This conditional use will require very little alteration to the existing property attributes of open pasture, wooded areas, stream bank and hill sides.

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.

We plan to keep the ratio of horses to pastureland acreage small enough to preserve and even enhance existing spaces. The property is currently utilized for horses on three pastures that range in size from 5-10 acres each. We plan to practice rotational grazing methods, relaxing one pasture as needed. Between the small numbers of people expected at any given time and the proximity of neighboring residences, no foreseeable impairment is expected. There is only one residence within view of the developed part of the property.

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 improved portion of the property is mainly confined to one area, with residence and associated outbuildings. In keeping with the Town of Primrose Land Use Plan, we will aim to

preserve the area's aesthetic of open space, unique rural character, steep slopes and existing woodlands by not encroaching development beyond the footprint of currently existing or previously existing buildings. We meet or, in most cases, exceed setback requirements for property lines and roadways.

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

Existing utility services to the property are adequate for the needs of this conditional use. Drainage for the proposed additional building is being addressed through landscaping, gutters, tile work and retention. We will obtain an Erosion Control Permit for this addition.

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.

We plan to widen and improve the current ingress and egress points where they meet County Highway G to accommodate trucks and horse trailers easily. We plan to rejuvenate a previously existing connecting point between the two drives, helping flow of ingress and egress, marked on the Site Plan in orange.

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

The conditional use will comply with all regulations of the AG-1EX Exclusive Agricultural District as such:

10.123(3)(a)9. *Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities, including the sale of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable facility. Such uses must meet the definition and criteria for an Agricultural Accessory Use under s. 10.01(2b)(d), or a Limited Family Business under s. 10.01(30fa) and 10.192, or a Limited Rural Business under s. 10.01(30g).*

10.01(2b) Agricultural Accessory Use. *Means any of the following land uses on a farm:*

- (a) A building, structure, or improvement that is an integral part of, or incidental to, an agricultural use.*
- (b) An activity or business operation that is an integral part of, or incidental to, an agriculture use.*
- (c) Farm Residence.*
- (d) A business, activity, or enterprise, whether or not associated with an agricultural use, that is conducted by the owner or operator of a farm, that requires no buildings, structures, or improvements other than those described in par. (a) or (c), that employs no more than 4 full-time employees annually, and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.*

**This will be 10.004(12)(a-d) in Revised Dane Co Ordinances.*

10.123(5) Standards for conditional uses in the A-1 Exclusive Agriculture zoning district. *In addition to the requirements of s. 10.255(2)(h), the zoning committee must find that the following standards are met before approving any conditional use permit in the A-1(exclusive agriculture) zoning district.*

(a) The use and its location in the A-1 Exclusive Agriculture zoning district are consistent with the purposes of the district.

This is an agricultural use in an agricultural district, which also promotes preservation of open space.

(b) The use and its location in the A-1 Exclusive Agriculture zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.

Considering the agricultural nature of the conditional use, the low density of animal units projected to be on the property, and given the land is currently used and set up for keeping horses on pasture and will not change substantially with the conditional use, it is reasonable and appropriate.

(c) The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.

There should be no conversion needed from agricultural or open space use. In addition, this conditional use will require very little alteration to the existing property attributes of open pasture, hay field, wooded areas, stream bank and hill sides.

(d) The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

The establishment and maintenance of this Conditional Use should not impact any current or future neighboring agricultural uses.

(e) Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

Every effort will be made to minimize impact to vegetation, hill sides and naturally occurring drainage ways. Disturbances deemed necessary to the building process will be repaired to the extent feasible.

Conditional Use 10.123(3-4)

- As listed - Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities.

Setbacks and Height Requirements for Structures 10.04(6-7); 10.123; 10.16; 10.17

- *Front setback for all structures from highway centerline/right of way line(whichever is greater).* 75/42 ft minimum from County Highway G. Our setback will be more than 100 ft.
- *Max Height Accessory buildings - 35 ft, Agricultural buildings - no height requirement.*
- *Setback for accessory buildings not housing livestock - minimum 10ft side and rear yards.*
- *Setback for agricultural buildings with livestock on parcels over 35 acres - minimum 10ft side and rear yards.* We are not adjacent to any R- district parcels, all surrounding districts zoned A-1(EX).

Minimum Lot Width & Area 10.123(5), (9); 10.05(4)

- *Agricultural Uses - min 35 acres.* We are 38.3 acres.

Maximum Lot coverage all buildings and structures

- *On parcels greater than 2 acres: 10%.* After construction of our agricultural accessory buildings our lot coverage will be less than 3%.

Accessory Buildings Requirements 10.04(1)(b); 10.123(2); 10.16(6); 12.06(1)(k).

- There is a principal residence on the property and the proposed accessory buildings will not include any sanitary fixtures or living spaces.

Livestock 10.123(2)(a)

- On parcels greater than 5 acres there is no limit to the number of animal units permitted. We will be less than one animal unit per acre of fenced pasture.

Existing Residences in A-1(EX) Exclusive Agricultural District 10.123(2)(b)

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use, and this residence was constructed in 1990.

The proposed development associated with the Conditional Use will also comply with the Town of Primrose Comprehensive Plan Land Use Goals and Objectives as such:

Siting Criteria

- A. Will protect and preserve agricultural land, woodlands, and other natural resources.
- B. Will not breakup contiguous tracts of agricultural land, woodlands or environmentally sensitive land.
- C. Development will not be on historically cropped land.
- D. Buildings, driveways, roads and outbuildings shall be located on pastures, woodlots, or on the edge of woodlots.
- E. Development will not greatly effect any existing contiguous woodlots on the premises.
- F. Development will not be in a Resource Protection Corridor.
- G. Will protect the rural character of Primrose with one single dwelling and continued agricultural use of the land. The proposed building addition is designed to be easily converted to agricultural multi-use.
- H. Will take neighbors into consideration to create minimal conflict.
- I. Driveways, houses and outbuildings are more than 500 ft from adjacent property buildings.
- J. The design will minimize visual impact on existing houses and roads by remaining within the footprint of previous development, staying off of the hill tops and ridges, and by utilization of vegetation as screening where necessary.
- K. Buildings are hidden from town roads where possible via vegetation as screening.
- L. Roof lines will not extend above hill tops.
- M. Natural vegetation will be left in place as screening wherever possible.
- N. The parking area and barn will be partially obscured from the roadside by a berm and vegetation screening such as Arborvitae trees.

Lot Size and Density

Greater than 35 acres - we are 38.3 acres with one single dwelling.

Proposed New Dane County Zoning Ordinances

In addition, the Conditional Use and associated buildings will comply with the proposed new Dane County Zoning Ordinances if and when they take effect in as such:

The property is set to become **FP-35**, which allows large animal boarding as a Permitted Use. This is defined as:

10.004(18) Animal boarding, large animal.

Any premises that accommodates six or more of any animals, not owned by the owner of the property, not including domestic pets, domestic fowl or domestic bees. Exercise yards, fields, training areas, and trails associated with such land uses are considered accessory to such land uses and do not require separate consideration.

(a) Examples of these land uses include commercial stables, livestock boarding, wildlife rehabilitation centers and game farms.

(b) Large animal boarding does not include: temporary foster care not to exceed a residence of six weeks per animal, overnight or observational care for patients of a veterinary clinic, domestic pet boarding, domestic fowl or beekeeping, colony houses, small-scale farming or agricultural livestock operations .

Thank you for your time and attention.

Dale Judd - Chairman
Martha Gibson - Supervisor
Alex Elkins - Supervisor
Ruth Hansen - Clerk
Kristina Gorman - Treasurer

Town of Primrose
8468 County Highway A
Verona, WI 53593
608-832-8056



Board Approval for Building Permit

Applicant: Michelle Knapp

Project Address: 9306 County Highway G

Project: ARENA for riding facility Associated
horse shelters

Project sketch attached to this document Yes No

Parcel Number: 0507-323-8540-0

Building site approval based on site visit on this day, 18 of August, 2018

Site visit attended by Town Board members: _____


Site visit attended by Planning Commission members: Martha
Gibson, Steven Flach, Gerry Judd

Ruth Hansen 9/10/18 Dale Judd 9/10/18
Town Clerk date Town Chairperson date

This form will be forwarded to the Town Building Inspector by the Clerk. You will also need to present a copy of this letter to Dane County Planning and Zoning when you apply for a Zoning Permit.

Town of Primrose Building Inspector: Todd Parkos
310 N Kenzie St
Barneveld, WI. 53507
608-516-1251
Todd.parkos@hotmail.com

Parcel Number - 048/0507-323-8540-0**Current**[← Parcel Parents](#)[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF PRIMROSE	
Parcel Description	SEC 32-5-7 PRT N1/2 SW1/4 DESCR AS BEG A...	
Owner Name		
Primary Address	9306 COUNTY HIGHWAY G	
Billing Address	% CONCORD PROPERTY MANAGEMENT PO BOX 930221 VERONA WI 53593	

Assessment Summary		More +
Assessment Year	2018	
Valuation Classification	G4 G5M G7	
Assessment Acres	38.300	
Land Value	\$47,700.00	
Improved Value	\$185,500.00	
Total Value	\$233,200.00	

[Show Valuation Breakout](#)

Open Book

Open Book dates have passed for the year

Starts: ~~05/15/2018~~ 05:00 PM

Ends: ~~05/15/2018~~ 07:00 PM

[About Open Book](#)

Board Of Review

Board of Review dates have passed for the year

Starts: ~~06/12/2018~~ 05:00 PM

Ends: ~~06/12/2018~~ 07:00 PM

[About Board Of Review](#)

Show Assessment Contact Information ▼

Zoning Information

For the most current and complete zoning information, contact the Division of Zoning.

Zoning

A-1(EX)

NOTICE: Some portion of this parcel either contains or is in close proximity to sensitive environmental features (i.e. shorelands, floodplains, or wetlands), and Dane County regulations may apply. Please contact the Dane County Zoning Division at (608) 266-4266 for additional permitting information.

[Zoning District Fact Sheets](#)

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Summary (2017)

More +

E-Statement

E-Bill

E-Receipt

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$47,900.00	\$185,500.00	\$233,400.00
Taxes:		\$4,263.38
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$79.11
Specials(+):		\$8.67
Amount:		\$4,192.94

District Information

Type	State Code	Description
REGULAR SCHOOL	3934	NEW GLARUS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	24NG	NEW GLARUS FIRE
OTHER DISTRICT	24E3	EMS NEW GLARUS

Recorded Documents				
Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	04/05/2012	4859501		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

By Parcel Number: 0507-323-8540-0

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.



Access Dane is a product of
Dane County Land Information Council

© Copyright 2001

210 Martin Luther King Jr. Blvd

City-County Bldg. Room 116

Madison, WI 53703



[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

JONATHAN B BARRY
9286 NESS RD
MT HOREB WI 53572

CODY J LOEFFELHOLZ
HOLLY N SCHOENMANN
9326 COUNTY HIGHWAY G
MT HOREB WI 53572

JONATHAN B BARRY
9286 NESS RD
MT HOREB WI 53572

ROEHRIG BROTHERS LLC
PO BOX 280
NEW GLARUS WI 53574

JONATHAN B BARRY
9286 NESS RD
MT HOREB WI 53572

PHILLIP A LEHMAN
9298 COUNTY HIGHWAY G
MT HOREB WI 53572

ROEHRIG BROTHERS LLC
PO BOX 280
NEW GLARUS WI 53574

Current Owner
PO BOX 930221
VERONA WI 53593

DUANE M JUDD
JANICE MARIE JUDD
9285 COUNTY HIGHWAY G
MT HOREB WI 53572

CHRISTOPHER R HAGEMAN
BARBARA I PLUSS
9366 COUNTY HIGHWAY G
MOUNT HOREB WI 53572

DUANE M JUDD
JANICE MARIE JUDD
9285 COUNTY HIGHWAY G
MT HOREB WI 53572

DUANE M JUDD
JANICE MARIE JUDD
9285 COUNTY HIGHWAY G
MT HOREB WI 53572

ROEHRIG BROTHERS LLC
PO BOX 280
NEW GLARUS WI 53574

DANE COUNTY
210 MARTIN LUTHER KING JR BLVD RM 114
MADISON WI 53703

DUANE M JUDD
JANICE MARIE JUDD
9285 COUNTY HIGHWAY G
MT HOREB WI 53572

A-1EX Exclusive Agricultural District

Primary zoning district for farmland preservation -- CH. 10-Zoning, Section 10.123

Permitted Uses 10.123(2)

- Agricultural uses including: crop or forage production, keeping livestock, beekeeping, nursery, sod, or tree production, floriculture, aquaculture, fur farming, forest management, or enrollment in federal or state commodity or conservation payment program
- Agricultural accessory uses including: buildings, structures, improvements, activities or business operations of an integral part of, or incidental to, an agricultural use
- Rental of existing secondary residences
- Ag. entertainment activities up to 45 days per year
- Farm exhibitions, sales or events up to 5 days per year
- Undeveloped natural resource and open space areas
- Transportation, utility, communication or other uses required by law

Conditional Uses 10.123(3-4)

- Farm Residences
- Limited family businesses within existing building
- Limited rural businesses operated by an owner or operator of the farm
- Sale of agricultural and dairy products not produced on the premises
- Seasonal storage of recreational equipment and motor vehicles in existing buildings
- Farm related exhibitions, sales or events exceeding 5 days a year
- Agricultural entertainment activities: exceeding 45 days a year or in excess of 200 persons
- Horse boarding stables, riding stables, hay and sleigh rides, and horse training facilities
- Sale of bridles, saddles, and grooming supplies
- Governmental, institutional, religious, or nonprofit community uses
- Transportation, communication, pipeline, electric transmission, utility, or drainage uses not required by law
- Non-metallic mineral extraction
- Limited asphalt or concrete plants
- Small scale electric generating stations

Setbacks and Height requirements for Structures 10.04(6-7); 10.123; 10.16; 10.17

Front setback for all structures from Highway centerline / right-of-way line (whichever is greater)

State or Federal Highway: 100/42 feet minimum

County Highway: 75/42 feet minimum

Town Road: 63/30 feet minimum

Subdivision streets platted prior to ordinance: 20 feet minimum

All other streets: 30 feet minimum from right-of-way

Maximum Height:

Residences: 2½ stories or 35 feet maximum

Accessory buildings: 35 feet maximum

Accessory buildings on lots less than 2 acres: 12 feet

Agricultural buildings: No height requirement

Side yard for residences: 25 feet total, with no single side less than 10 feet minimum

Rear yard for residences: 50 feet minimum

For uncovered decks/porches: 38 feet minimum

Setbacks for accessory buildings not housing livestock or insects: Minimum 10-foot side and rear yards

Setbacks for agricultural buildings with livestock or insects: On parcels **35 acres or less:**

Minimum 50-foot side & rear yards

On parcels **more than 35 acres:**

Minimum 10-foot side & rear yards

Note: 100-foot minimum side and rear yard requirement when adjacent to R- district parcels

Minimum Lot Width & Area 10.123(5), (9); 10.05(4)

Agricultural Uses: Minimum 35 acres

Sub-standard Residential lots:

Public Sewer: 100 feet at building line and 15,000 sq.ft.

Septic System: 100 feet at building line and 20,000 sq.ft.

Maximum Lot Coverage all buildings and structures

On parcels greater than 2 acres: 10%

Parcels less than 2 acres: 30% maximum or 35% for corner lots

A-1EX Exclusive Agricultural District

Primary zoning district for farmland preservation -- CH. 10-Zoning, Section 10.123

Accessory Buildings Requirements 10.04(1)(b); 10.123(2); 10.16(6); 12.06(1)(k)

- On parcels less than 5 acres, only residential accessory buildings are permitted.
- Accessory buildings may be constructed on property without a principal residence only if it is clearly related to a legitimate farm operation or agricultural accessory use.
- Sanitary fixtures are prohibited in accessory buildings, except as permitted for farm accessory buildings on farms over 35 acres.
- No living spaces are allowed in accessory buildings.
- Reduced setbacks may be used for residential accessory buildings on lots. The buildings must be located in the rear yard and must be at least 10 feet away from the principal building.
- Minimum 4-foot side yard and rear yard setbacks on lots 60 feet or more in width
- Minimum 2.5-foot side yard and rear yard setbacks on lots less than 60 feet in width
- Zoning Permit fees are exempt for farm buildings on farms of 35 acres or larger.

NOTE: A Zoning Permit is required for every building larger than 120 square feet in size. Zoning Permits are not required for accessory buildings equal to or less than 120 square feet on non-permanent foundations, provided they meet setback, height, and lot coverage requirements.

For more information on the regulation of accessory buildings please see the Dane County Zoning *Guide for Accessory Buildings* Handout.

Livestock 10.123(2)(a)

- Livestock is not permitted on parcels less than 5 acres.
- On parcels greater than 5 acres there is no limit to the number of animal units permitted.

Existing Residences in A-1EX Exclusive Agriculture District 10.123(2)(b)

- Any residence lawfully existing as of February 20, 2010 shall be considered a permitted use. Notwithstanding the provisions of Sections 10.21 and 10.23 regarding nonconforming uses, such structures may be added to, altered, restored, repaired, replaced or reconstructed, without limitation, provided **all** of the following criteria are met:
 - The use remains residential.
 - The structure complies with all building height, setback, side yard and rear yard standards of this ordinance.
 - For replacement residences, the structure must be located within 100 feet of the original residence, unless site-specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee.

Limited Businesses 10.01(30); 10.01(23)

A **limited family business** is a small family run commercial operation, accessory to a permitted principle use, that takes place entirely within an accessory building. All employees, except one or one full-time equivalent, must be a member of the family residing on the premises. Limited Family Businesses must comply with all requirements of s. 10.192.

A **limited rural business** may include any use permitted in the A-B, B-1, C-1 or C-2 zoning districts if it is located exclusively in building(s) in existence prior to April 30, 2005, maintains, restores or enhances the existing exterior character of the building(s), employs no more than 4 non-family employees, and that does not impair or limit the current or future agricultural use of the farm or of other protected farmland.. For this purpose "family" means any number of individuals related by blood or marriage, or not to exceed five (5) persons not so related, living together on the premises as a single housekeeping unit, including any domestic servants.

THOM R. GRENLIE SURVEY MAP



REGISTERED LAND SURVEYOR S-1051
114 S. Main, Verona, Wisc. 53593 (845-6882)



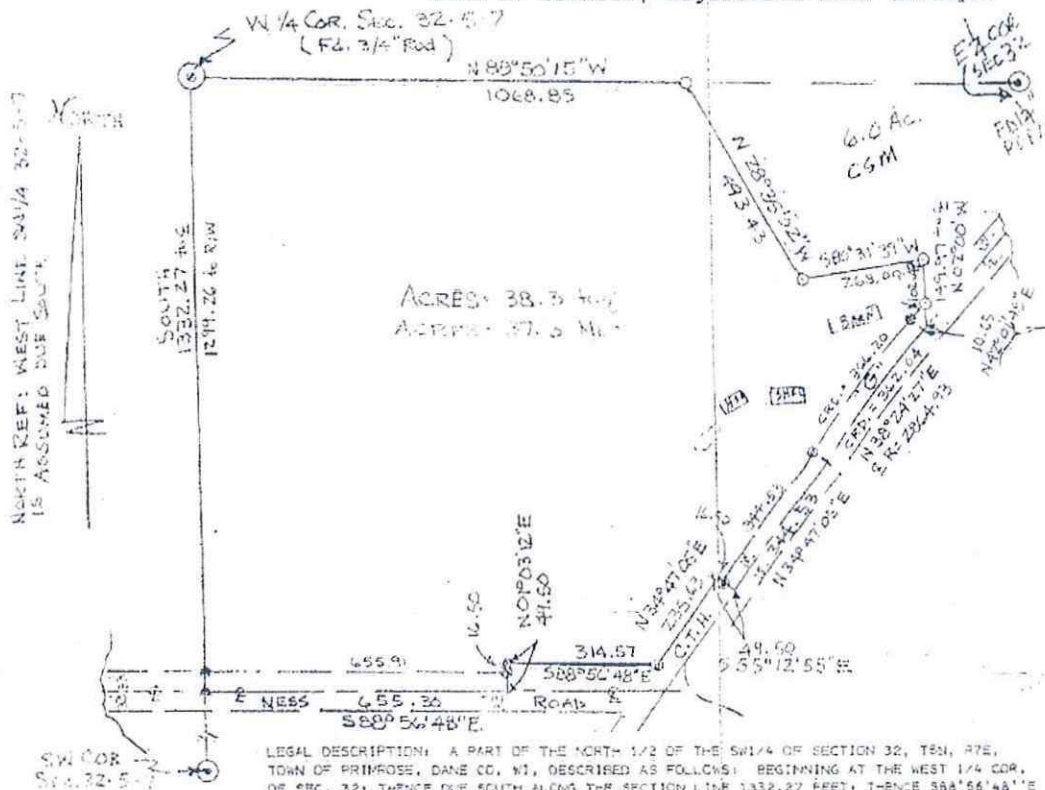
SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Dane) SS.

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie
Thom R. Grenlie, Registered Land Surveyor



LEGAL DESCRIPTION: A PART OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 32, T8N, R7E, TOWN OF PRIMROSE, DANE CO, WI, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 COR. OF SEC. 32; THENCE DUE SOUTH ALONG THE SECTION LINE 1332.27 FEET; THENCE S88°56'48\"/>

SUBJECT TO THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR DRIVEWAY PURPOSES: COMMENCING AT THE WEST 1/4 COR. OF SEC. 32; THENCE S88°50'15\"/>



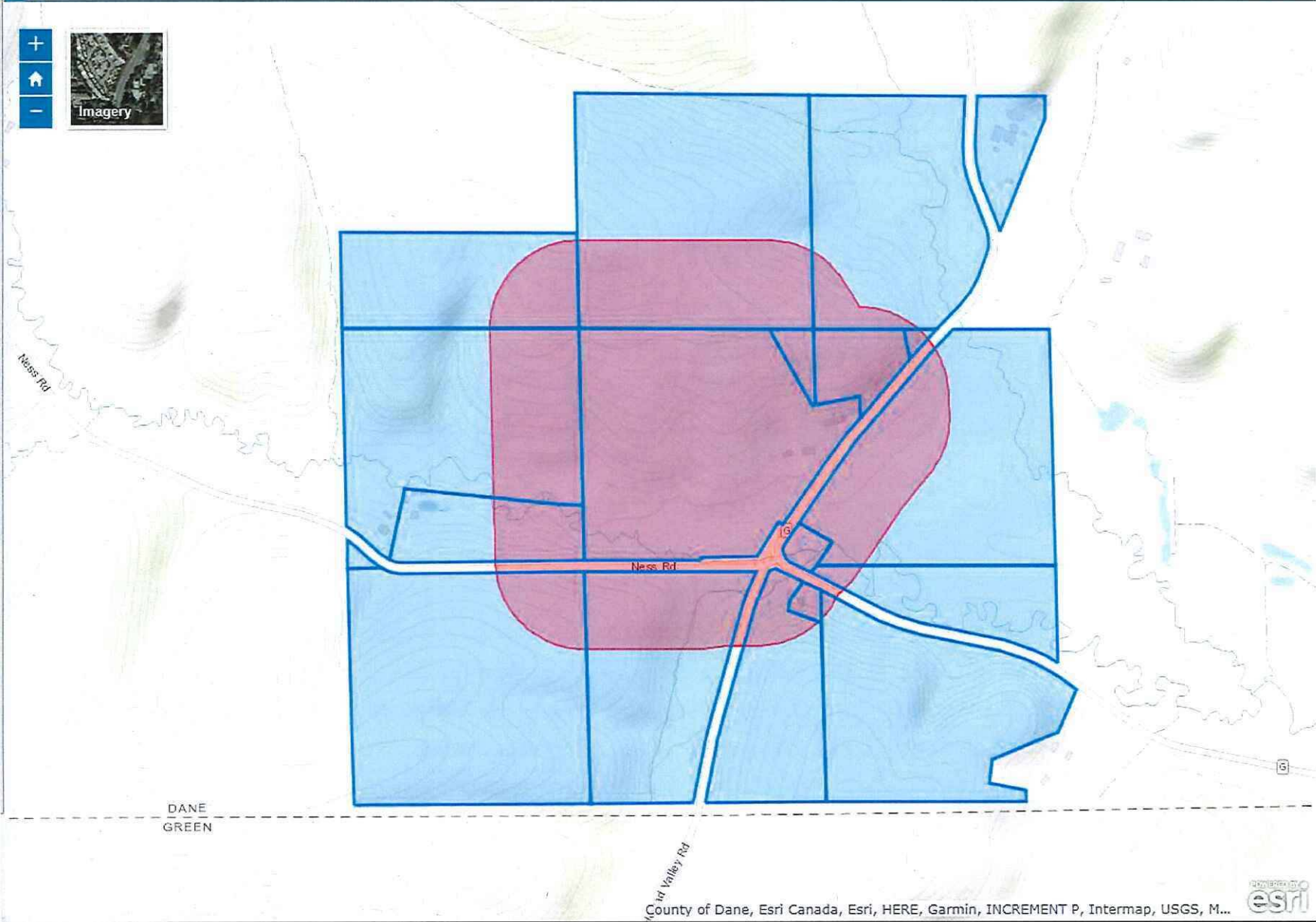
1" = 200'

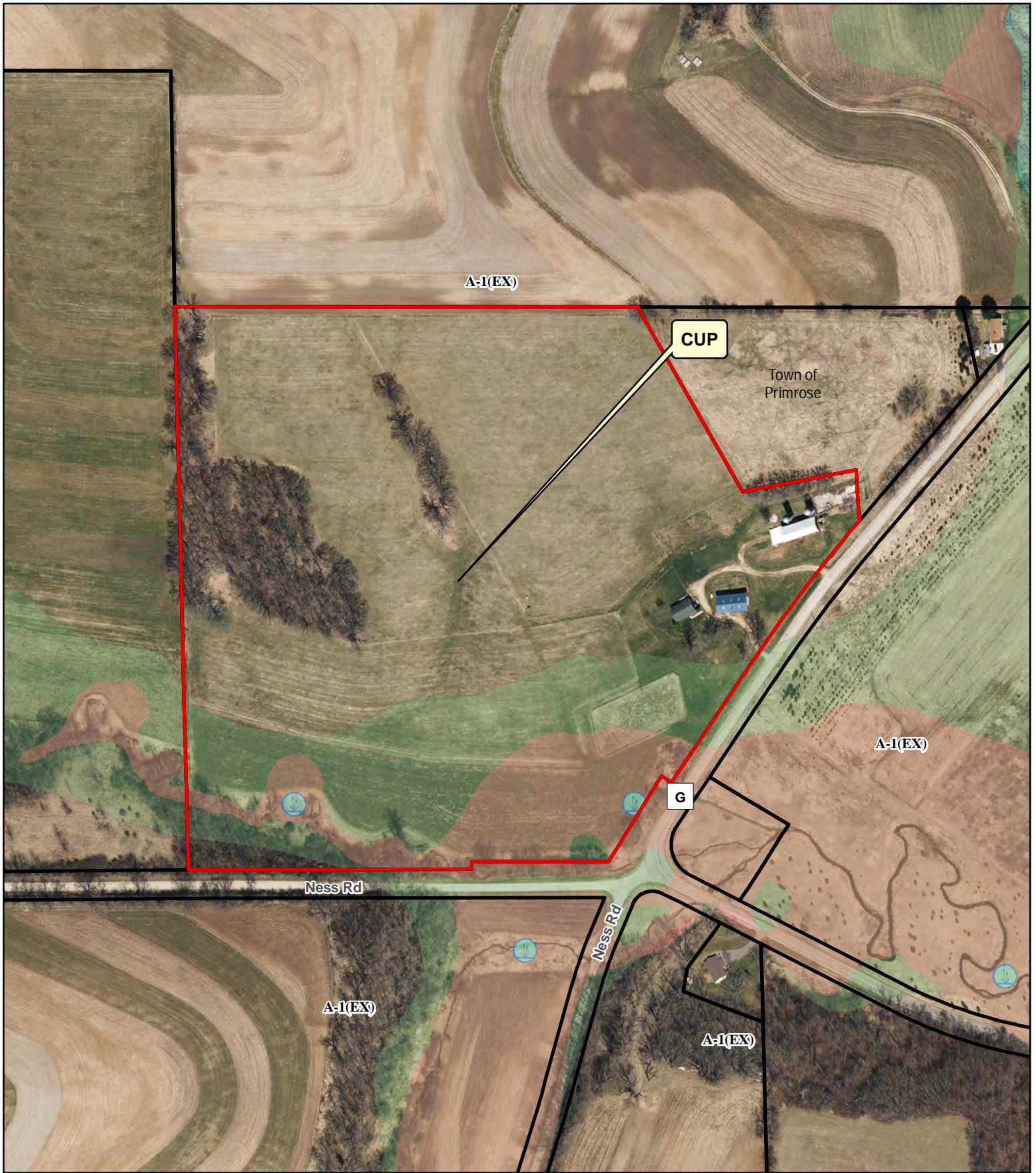
Small orange dots indicate downward facing, dark-sky compliant, exterior lighting at building entrance points.
Light blue line indicates a stream that flows through the southwest corner of the property.

9306 County Highway G, Primrose, WI 53572 Neighboring Area Land Uses and Zoning Districts





Equals 1000'





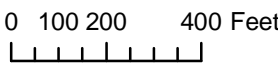


Legend

-  Wetland
-  Floodplain

Significant Soils

-  Class 1
-  Class 2



CUP 02443
FAGAN LIVING TR,
MICHAEL J & THERESA A