



## DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison, Wisconsin 53703  
Fax (608) 267-1540

June 7, 2024

Dan and Marlene La Fleur  
3440 Meadow Road  
Verona, WI 53593

*Planning & Development*  
(608)266-4251, Rm. 116

*Records & Support*  
(608)266-4251, Rm. 116

*Zoning & Plat Review*  
(608)266-4266, Rm. 116

RE: Zoning Notice for 3440 Meadow Road, Town of Middleton  
Parcel # 0708-321-8211-1

Dear Mr. and Mrs. La Fleur,

The Dane County Zoning Division received some concerns regarding several land use activities that are being advertised for the property located at 3440 Meadow Road. The Zoning Division has reviewed the La Fleur Stables website, <https://lstable.com/>, and found that the site offers various commercial activities. Some of these commercial activities that are in conflict with the current zoning for the property.

The property located at 3440 Meadow Road is currently zoned under the AT-5 Agriculture Transition Zoning District. The purpose of the zoning district is to accommodate a mix of agricultural and residential uses. Please refer to Dane County Zoning Ordinance Section 10.235 for specific permitted and conditional uses. The property also has a conditional use approval under CUP 1701 for a horse boarding facility housing up to 30 horses.

On the La Fleur Stables website, the site advertises outdoor storage and RV parking for the property located at 3440 Meadow Road. Under the Dane County Zoning Ordinance, outdoor storage and RV parking meets the definition of an “outdoor storage” land use. Under the AT-5 Agriculture Transition Zoning District, outdoor storage is not listed as a permitted use or a conditional use under the district. Under Dane County Code of Ordinance Section 10.200(2)(b)3., *Land uses not listed as either permitted uses or conditional uses are considered prohibited in that zoning district.* Please be informed that using the property located at 3440 Meadow Road for the purposes outdoor storage would be in violation of the Dane County Zoning Ordinance.

On the La Fleur Stables website, the site advertises garden community plots located at 3440 Meadow Road. Under the Dane County Zoning Ordinance, garden community plots meets the definition of a “community garden” land use. Under the AT-5 Agriculture Transition Zoning District, community garden is not listed as a permitted use or a conditional use under the district. Under Dane County Code of Ordinance Section 10.200(2)(b)3., *Land uses not listed as either permitted uses or conditional uses are considered prohibited in that zoning district.* Please be informed that using the property located at 3440 Meadow Road for the purposes garden community plots would be in violation of the Dane County Zoning Ordinance.

On the La Fleur Stables website, the site advertises the rental of a pickleball court located on the property at 3440 Meadow Road. Under the Dane County Zoning Ordinance, rental of a pickleball court meets the definition of an “active recreation” land use. Under the AT-5 Agriculture Transition Zoning District,

active recreation is not listed as a permitted use or a conditional use under the district. Under Dane County Code of Ordinance Section 10.200(2)(b)3., *Land uses not listed as either permitted uses or conditional uses are considered prohibited in that zoning district.* Please be informed that using the property located at 3440 Meadow Road for the purposes the rental of a pickleball court would be in violation of the Dane County Zoning Ordinance.

On the La Fleur Stables website, the site advertises dog washing services on the property located at 3440 Meadow Road. Under the Dane County Zoning Ordinance, dog washing services meets the definition of a “personal and professional service” land use. Under the AT-5 Agriculture Transition Zoning District, personal and professional service is not listed as a permitted use or a conditional use under the district. Under Dane County Code of Ordinance Section 10.200(2)(b)3., *Land uses not listed as either permitted uses or conditional uses are considered prohibited in that zoning district.* Please be informed that using the property located at 3440 Meadow Road for the purposes of a dog washing service would be in violation of the Dane County Zoning Ordinance.

On the La Fleur Stables website, the site advertises the boarding of pigs on the property located at 3440 Meadow Road. Under the Dane County Zoning Ordinance, the boarding of pigs meets the definition of an “animal boarding” land use. Under the AT-5 Agriculture Transition Zoning District, animal board is listed as a conditional use under the district, however, a conditional use has not been obtained for this specific land use. Under Dane County Code of Ordinance Section 10.200(2)(b)2., *No land use listed as a conditional in the applicable zoning district may take place until the town board and zoning committee approve a conditional use permit.* Please be informed that using the property located at 3440 Meadow Road for the purposes boarding of pigs would be in violation of the Dane County Zoning Ordinance.

You have posted advertisements on the internet for several uses on your property that are not permitted under the Dane County Zoning Code. While the County cannot regulate what you post on the internet, you are hereby notified if you engage in these activities the County will seek injunctive relief in Dane County Circuit Court and daily forfeitures of up to \$200 per day for each violation.

It would be greatly appreciated if the activities, as noted, were removed from the website to avoid issues in the future.

Your cooperation is appreciated in this matter.

Sincerely,

Roger Lane  
Dane County Zoning Administrator

CC: Middleton Town Clerk  
Dane County Regional Zoning Inspector Wade Osterholz



HAVE EXTRAORDINARY MOMENTS WITH COMPANIONS

# Welcome to the World of Beloved Companions...

La Fleur Stables in Verona, WI

We are **open to the public** to give you a positive experience of the world of Horses, Pigs, and Dogs.

We will help you step by step to achieve your dreams.

We are a **FULL-service Show Stable**.

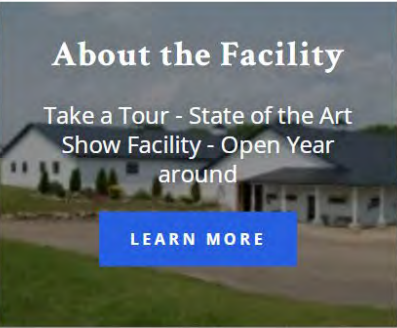
We offer  
Horse Programs,  
Training/Boarding,



### Horse Programs

Riding Lessons  
Day Camps - Parties  
Youth - Families - Adults

[LEARN MORE](#)



### About the Facility

Take a Tour - State of the Art  
Show Facility - Open Year  
around


[LEARN MORE](#)



### La Fleur Stables

Training/Boarding -  
Showing/Competitions -  
Buying/Selling Horses -  
Ownership/Breeding


[LEARN MORE](#)



### Four Paws Pet Services

Limited Services  
Indoor Dog Time  
Outdoor Hiking  
Dog Washing

[LEARN MORE](#)



### Pig Services

Welcome to a World of Pigs!

[LEARN MORE](#)



### Outdoor Storage

Limited Outdoor Storage We  
have acres outside to store  
your storage. During Winters  
Months.

[INQUIRING ABOUT STORAGE](#)



### RV Parking

Limited Parking a RV while  
you're on travel.

[INQUIRING ABOUT RV PARKING](#)



### Gardening Community Plots

8 x 8 raise beds

[INQUIRING ABOUT GARDEN COMMUNITY PLOTS](#)



### Pickelball Court

Are offer a Personal Outdoor  
Pickel ball court on our  
property.

[INQUIRING ABOUT](#)

FOUR PAWS PET SERVICES



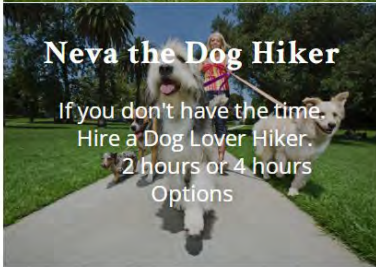
**Indoor Dog Arena**  
Your Personal Private One-to-One dog time. Dirt Floor  
50 Minutes at \$25 per time.



**Outdoor Dog Hiking**  
Take a Private Dog Hike around the Property.  
50 Minutes at \$20 per time.



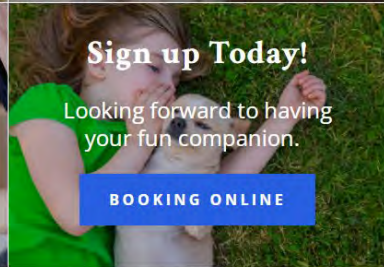
**Dog Washes**  
We have an area for any size dog that needs a washing.  
Self serve \$10 per time.  
Must bring your own grooming supplies.



**Neva the Dog Hiker**  
If you don't have the time. Hire a Dog Lover Hiker.  
2 hours or 4 hours Options



**Neva Dog Washes**  
If you don't have the time Hire a Dog Lover to Wash your dog. \$20 per time.  
Inquire within if you like this service.



**Sign up Today!**  
Looking forward to having your fun companion.

[BOOKING ONLINE](#)

Mission

We've been providing boarding and training for horses and offering different horse programs for the public since 1965. As we look at the changing needs of residents, providing a safe and quality place to care for the family companion close to home is something we've been hearing from more people. Over the years, many families have been moving to the area, with many of them having family companions. We'll offer close convenience for these households. When your family name is engrained in the business, there's a commitment to doing things