

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
06/15/2023	DCPCUP-2023-02600
Public Hearing Date	
08/22/2023	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME JAMES AND PRISCILLA LAUFENBERG	Phone with Area Code (608) 845-6211	AGENT NAME FIRST WEBER	Phone with Area Code (608) 345-2108
BILLING ADDRESS (Number, Street) 8250 N RILEY RD		ADDRESS (Number, Street) 3036 BERGUM RD	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) Mount Horeb, WI 53572	
E-MAIL ADDRESS farrierjl@tds.net		E-MAIL ADDRESS grabee@firstweber.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
8250 N Riley Rd					
TOWNSHIP CROSS PLAINS	SECTION 35	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0707-354-9360-2		---		---	

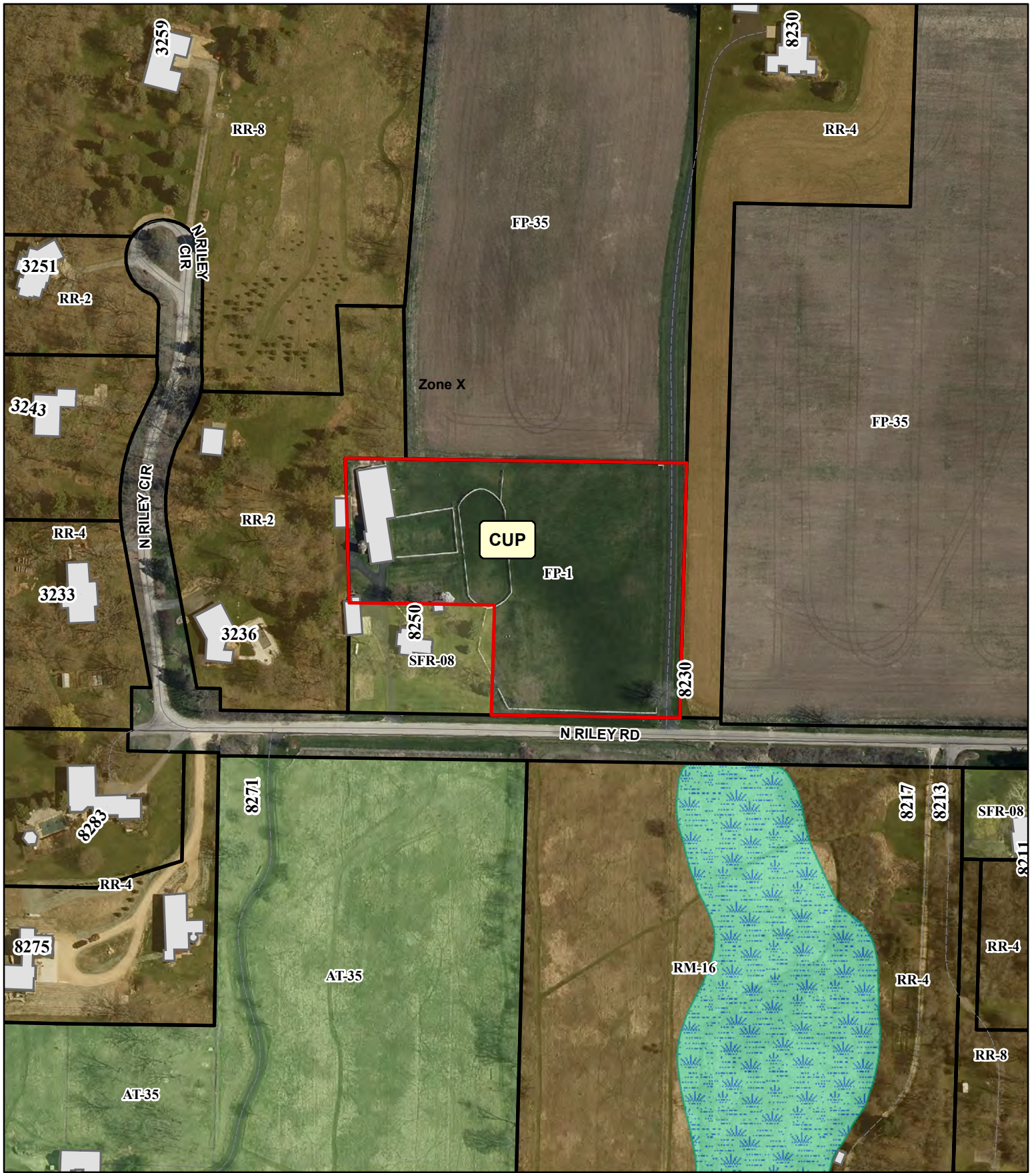
CUP DESCRIPTION

Livestock on a parcel less than 5 acres




DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
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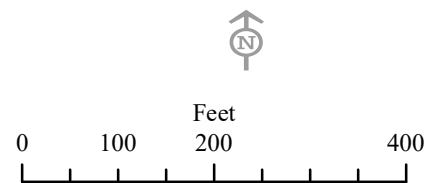
10.221(3)	3.7
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DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) <hr/> PRINT NAME: <hr/> DATE: <hr/>
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CUP 2600

-  Wetland
-  Floodway Areas in Zone AE
-  Floodplain





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	

REVISED 8/15/23

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION			
Property Owner Name:	James and Priscilla Laufenberg	Agent Name:	Elizabeth Grabe
Address (Number & Street):	8250 N Riley Rd	Address (Number & Street):	3036 Bergum Rd
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Mount Horeb, WI 5372
Email Address:	farrierjl@tds.net	Email Address:	grabee@firstweber.com
Phone#:	(608)845-6211 / (608)444-1529	Phone#:	(608)345-2108

SITE INFORMATION

Township:	Town of Cross Plains	Parcel Number(s):	020070735493602
Section:	35	Property Address or Location:	8250 N Riley Rd Verona WI
Existing Zoning:	FP-1	Proposed Zoning:	FP-1
CUP Code Section(s):	10.103		

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): Animal boarding	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: Owner is selling property to buyer who intends on boarding up to 4 horses on property and teaching riding lessons in the indoor arena.	

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: *Elizabeth Grabe*

Date: 6/15/2023

STANDARDS FOR CONDITIONAL USE PERMITS

REVISED 8/15/23

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.

The existing facilities would safely contain trained horses on appropriate amount of land without the environmental impact of noise pollution, changes to the existing view scape, or exposure to dangerous chemicals used in crop production. Guidelines of best practices of manure management, soil erosion, and invasive species management will be followed implemented.

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.

Permitting horses back on the property will allow its highest use as it had been implemented in the past. Horses are quiet and add to the rural character of the area. As there are several similar horse operations in the area, this would be a continuation practices already in place.

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.

Boarding horses will not impede the surrounding areas of the neighborhood. There is ample parking in the driveways for visitors.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The current set up of the property accommodates the conditional use. Owners have operated a similar operation since the 1970's.

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.

Due to amount of anticipated traffic for the horse operation, the current facility and roadway would accommodate the conditional use since it has been sufficient in the past.

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

The conditional use will conform to all applicable regulations of the district.

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

The owner believes the conditional use is consistent with the town plan based on historical precedence of a pre-existing horse boarding facility.

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:

The proposed use and location is consistent in that a horses were on this property back in the 1970's, and facilities already exist.

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

There are similar existing horse boarding facilities in the vicinity.

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

The owner plans on using the existing buildings, structures and land for their intended use in the same manner.

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

Horse boarding does not utilize pesticides, mineral extraction, herbicides or chemicals that would impair future use.

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

There are no plans for construction.

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

REVISED 8/15/23

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.

The intention is to return to boarding up to 4 horses, to graze on pastures, to ride for recreation, to teach horsemanship, riding, or use for therapy. The existing buildings and structures support this use without the need for expansion for additional equipment for the day-to-day operations. Outbuildings and garages provide storage facilities for necessary equipment, and paved driveways provide parking for visitors. The barn has sufficient room to store feed, hay, and incidental equipment without harming the existing view scape. Traffic would be light, and limited to day time hours.

List the proposed days and hours of operation.
8 am to 6 pm

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
3-4 part time.

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.

The owner proposes to use best management practices to control erosion by rotating pastures, limiting time horses will be outdoors, and conducting riding lessons inside an enclosed space in the indoor riding arena.

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

Grazing, pasture management activities, hay or native plant cultivation, and schooling horses may take place outside of enclosed buildings.

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.

n.a.

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.

Manure management will be determined and in accordance with guidelines provided by Dane County Land Conservation Division.

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

Refuse generated will be repurposed or used as compost or mulch when feasible. Solid waste and recycling will be sorted and handled with township's trash pick up service. Large items would be disposed in approved trash dumping sites, or recycling centers.

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

Riding lessons might take place one day per week for just a few hours. An occasional truck or horse trailer may come to the property when horses are arriving, departing, or need of transport for medical purposes.

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

No hazardous, toxic or explosive materials will be stored on site.

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.

There are no plans for additional outdoor lighting.

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

A professionally designed, constructed and installed non-illuminated directional sign may be used near the driveway entrance. Signage would be 30" x 24" or smaller.

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

Currently the property is not operating a boarding facility since the owners have retired from the equine industry.

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

Surrounding properties are residences on more than 3 acres, hobby farms, shoreland (Sugar River) and agricultural (crop cultivation).

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:

- Scale and north arrow.
- Date the site plan was created.
- Existing subject property lot lines and dimensions.
- Existing and proposed wastewater treatment systems and wells.
- All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- All dimension and required setbacks, side yards and rear yards.
- Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- Location and dimensions of any existing utilities, easements or rights-of-way.
- Parking lot layout in compliance with s. [10.102\(8\)](#).
- Proposed loading/unloading areas.
- Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- Any lighting, signs, refuse dumpsters, and possible future expansion areas.

NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:

- Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:

- Hours of operation.
- Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- Facilities for managing and removal of trash, solid waste and recyclable materials.
- Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- Signage, consistent with section [10.800](#).

ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):

- Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

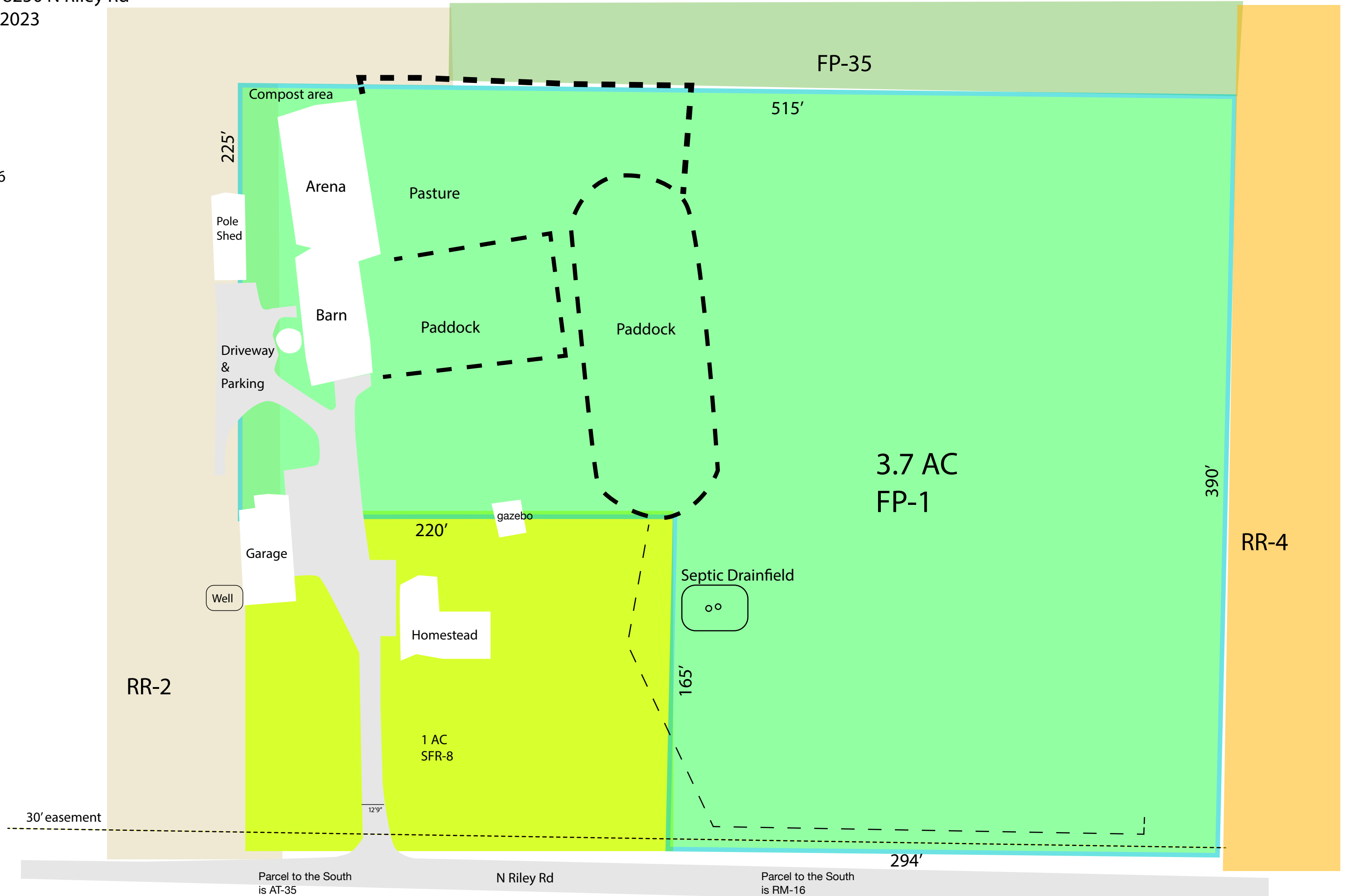
Site Plan 8250 N Riley Rd
June 14, 2023

LOT 2 CSM 807 CS4/18-5/1/72 DESCR AS SEC 35-7-7 PRT S1/2SE1/4

NORTH



scale: 1:86



SURVEYORS CERTIFICATE

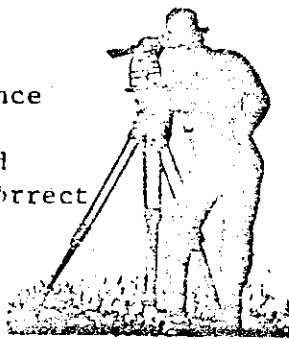
STATE OF WISCONSIN)

COUNTY OF DANE) ss.

CERTIFIED SURVEY PLAT

GEORGE A. WEIR
DANE COUNTY SURVEYOR
City-County Building
Madison, Wisc. 53709
Phone Office 266-4251
Home 238-2852

EAST OFFICE
2317 S. Stoughton Rd.
Madison, Wisc. 53716
Phone 222-8511



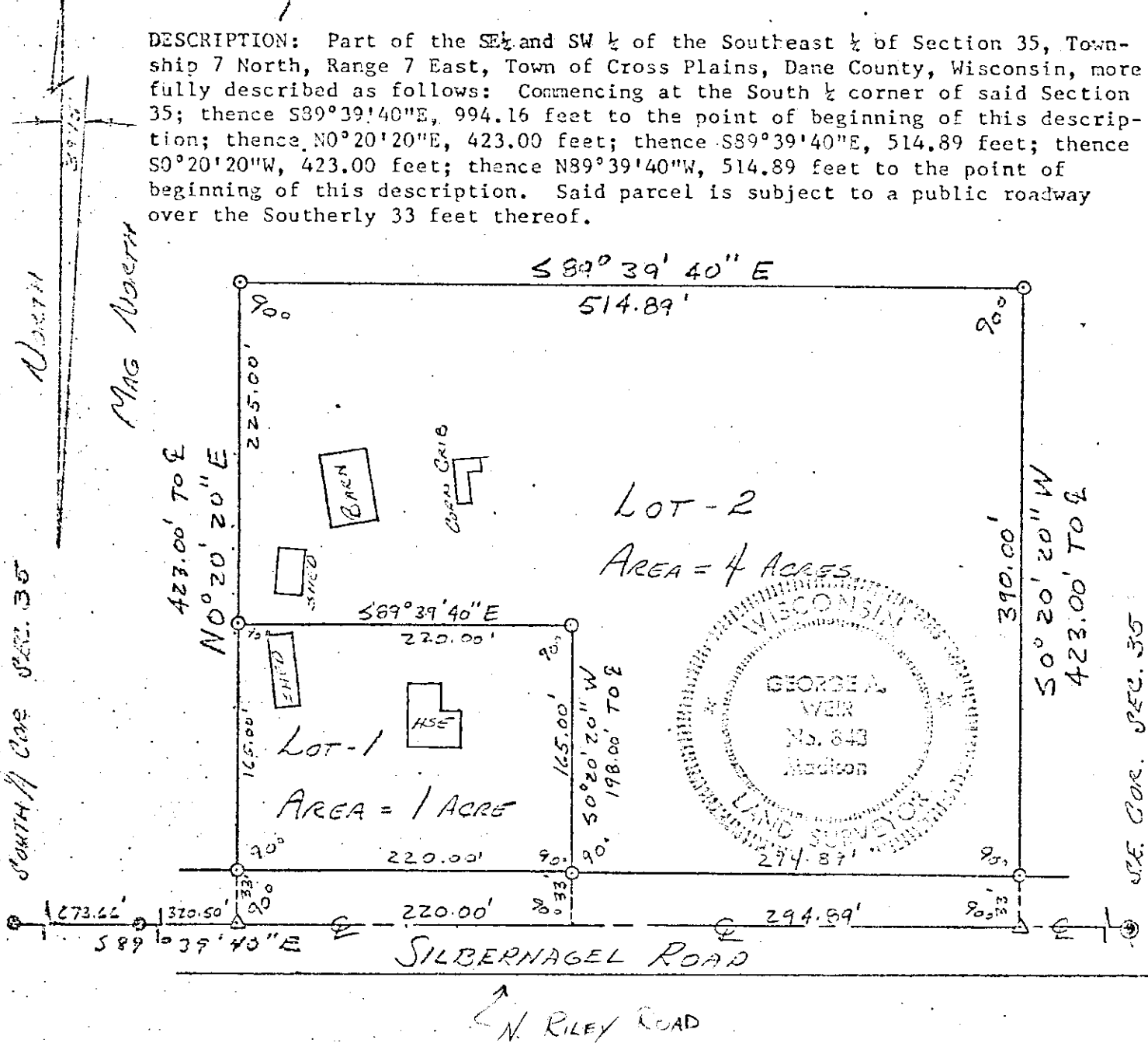
I hereby certify that this survey is in compliance with Chapter 236.34 of the Wisconsin Statutes.

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

George A. Weir

George A. Weir, Professional Land Surveyor, S U843

DESCRIPTION: Part of the SE 1/4 and SW 1/4 of the Southeast 1/4 of Section 35, Township 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, more fully described as follows: Commencing at the South 1/2 corner of said Section 35; thence S89°39'40"E, 994.16 feet to the point of beginning of this description; thence N0°20'20"E, 423.00 feet; thence S89°39'40"E, 514.89 feet; thence S0°20'20"W, 423.00 feet; thence N89°39'40"W, 514.89 feet to the point of beginning of this description. Said parcel is subject to a public roadway over the Southerly 33 feet thereof.



LEGEND

Scale: 1 inch = 100' FEET

- iron stakes found
- 1"x24" iron pipe driven min. wt. = 1.13 #/ln ft

SURVEYED TRC
DRAWN TRC
CHECKED CAW
APPROVED CAW
Field Book 423 Page 19
Date of Survey 7/19/72

SURVEYED FOR: Jim Supersawette Route 2

DESCRIPTION-LOCATION: Part of SE 1/4 and SW 1/4 of Section 35, T7N, R7E, Town of Cross Plains, Dane County, Wisconsin

APPROVED FOR RECORDING PER Dane County Zoning, Planning & Water Resources Committee action of 7/24/72, 1972

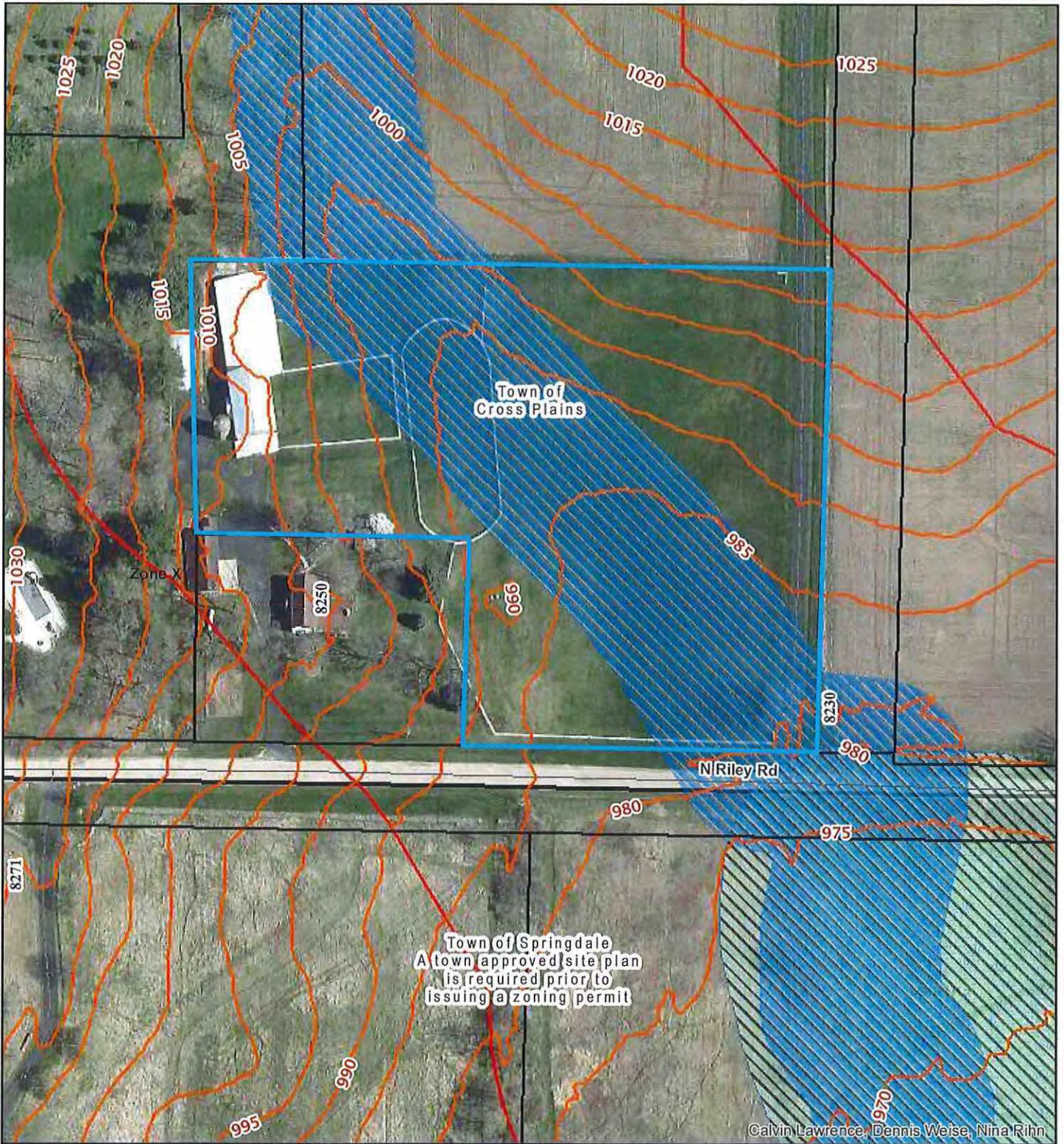
REGISTER OF DEED'S CERTIFICATE

Received for record this 1 day of May, 1972 at 2:00 o'clock, P.M. and recorded in Volume 4 of CERTIFIED SURVEY MAPS of Dane County, on Page 18
Harold K. Hill
Register of Deeds

DOCUMENT NO. 1324109






CERTIFIED SURVEY MAP NO. 807, VOLUME 4, PAGE 18

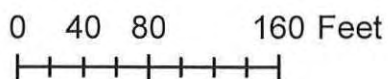
Office Map No. 7977



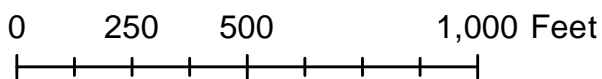
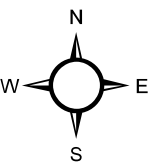
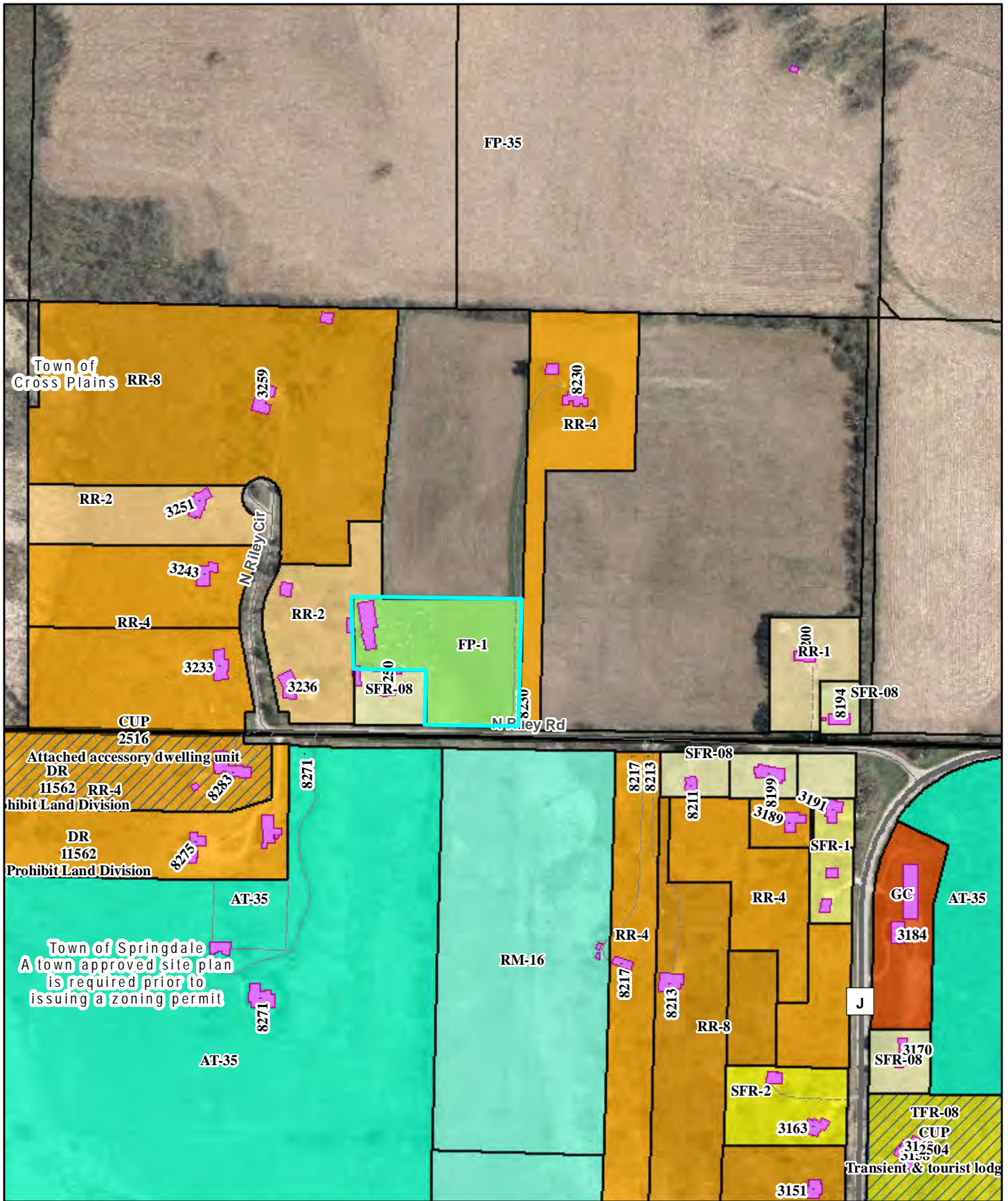
Laufenberg CUP
8250 N Riley Rd

Legend

-  OHWM 75 ft Setback
-  1 Percent Annual Flood Chance Area
-  Perennial Stream
-  Intermittent Stream
-  Constructed Drainage



Calvin Lawrence, Dennis Weise, Nina Rihn



CUP 2600
8250 N Riley Rd

CUP 2600 Legal Description

Lot 2 of Certified Survey Map 807, located in the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 35, Town 7 North, Range 7 East, Town of Cross Plains, Dane County, Wisconsin, recorded as Register of Deeds Document No. 1324100.



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

SEE REVISED

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

Property Owner Name:	James and Priscilla Laufenberg	Agent Name:	Elizabeth Grabe
Address (Number & Street):	8250 N Riley Rd	Address (Number & Street):	3036 Bergum Rd
Address (City, State, Zip):	Verona, WI 53593	Address (City, State, Zip):	Mount Horeb, WI 5372
Email Address:	farrierjl@tds.net	Email Address:	grabee@firstweber.com
Phone#:	(608)845-6211 / (608)444-1529	Phone#:	(608)345-2108

SITE INFORMATION

Township:	Town of Cross Plains	Parcel Number(s):	020070735493602
Section:	35	Property Address or Location:	8250 N Riley Rd Verona WI
Existing Zoning:	FP-1	Proposed Zoning:	FP-1
CUP Code Section(s):	10.103		

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): Animal boarding	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: Owner is selling property to buyer who intends on boarding up to 5 horses on property and teaching riding lessons in the indoor arena.	

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<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
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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: Elizabeth Grabe

Date: 6/15/2023

STANDARDS FOR CONDITIONAL USE PERMITS

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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.

See attached of Document titled, "Conditional Use Application Details" page section 1. Answers are provided by the buyer.

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.

See attached of Document titled, "Conditional Use Application Details" page section 2. Answers are provided by the buyer.

SEE REVISED

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.

See attached of Document titled, "Conditional Use Application Details" page section 3. Answers provided by the buyer.

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

The current set up of the property accommodates the conditional use. Owners have operated a similar operation since the 1970's.

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.

Due to amount of anticipated traffic for the horse operation, the current facility and roadway would accommodate the conditional use since it has been sufficient in the past.

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

The conditional use will conform to all applicable regulations of the district.

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

The buyer believes the conditional use is consistent with the town plan based on historical precedence of a pre-existing horse boarding facility.

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:

See attached of Document titled, "Conditional Use Application Details" page section 8. Answers provided by the buyer.

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

There are similar existing horse boarding facilities in the vicinity.

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

The new owner plans on using the existing buildings, structures and land for their intended use in the same manner.

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

See attached document titled, "Conditional Use Application Details" section 8.

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

There are no plans for construction.

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.

See attached document, "Written Statement of Intent and Operations Plan".

SEE REVISED

List the proposed days and hours of operation.
8 am to 6 pm

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
3-4 part time, plus the business owner.

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.

The new owner proposes to use best management practices to control erosion by rotating pastures, limiting time horses will be outdoors, and conducting riding lessons inside an enclosed space in the indoor riding arena.

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

See attached document, "Written Statement of Intent and Operations Plan".

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n.a.

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See attached document, "Written Statement of Intent and Operations Plan".

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

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

See attached document, "Written Statement of Intent and Operations Plan".

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

No hazardous, toxic or explosive materials will be stored on site.

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.

There are no plans for additional outdoor lighting.

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

There are no plans for signage.

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

Currently the property is not operating a boarding facility since the owners have retired from the equine industry.

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

Surrounding properties are residences on more than 3 acres, hobby farms, shoreland (Sugar River) and agricultural (crop cultivation).

Conditional Use Application Details

Type of Conditional Use

- Limited Farm Business and Livestock on 5 acres per less

Description

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I would like to start a small family operated flower and horse farm where I will grow specialty cut flowers and keep 5 horses (4 boarded horses and 1 of my own). I plan to offer a few riding lessons and training of boarded horses. I also plan to plant a flower patch to grow specialty cut flowers for sale at local farmers markets in the spring and early summer. The focus of this farm will be principles of regenerative agriculture, permaculture, and responsible land stewardship. My intention is to preserve and care for the land and animals in a way that creates a thriving environment for all.

Standards for Conditional Use Permits

1. I have a lifetime of horse experience and 9 years professional experience managing Beomor Farm where I have learned and implemented a variety of best practices for animal husbandry, pasture, and land management. I plan to use drylots and rotational grazing for the horses to minimize their impact on the land.
2. I do not foresee this establishment will impair or diminish the enjoyment of the neighborhood because the property is already set up for horses. There would be no major construction or building projects on site, except for the addition of some additional fencing to enclose the pasture. Horses are generally quiet animals and I plan to clean manure from pastures and paddocks to compost for use on the flower gardens. I plan to keep the farm very clean which is best for the animals health and the surrounding neighbors.
3. This establishment will not impede the surrounding areas of the neighborhood. There is ample parking in the driveways for boarders. I've spoken with the neighboring owners of the property line explaining my intentions. The other two sides of the property are leased and farmed.
6. The conditional use will conform to all applicable regulations of the district.
7. I believe the conditional use will be consistent with the town and county's comprehensive plan since the farm has operated in a similar fashion previously, however if the town could provide more clarity on this I would appreciate it.
8. The use and location are consistent with the purposes of the district since the farm and facility has been there for many years. The current owners have had horses there before and I would like to utilize what they have already built to house some large animals. This is the perfect setting for exactly what I hope to do with my small business for growing flowers and keeping 5 horses.

Written Statement of Intent and Operations Plan

I plan to utilize the existing buildings on the property located at 8250 N Riley Rd to board horses, train, teach lessons, and grow flowers. I will not need to build anything new, since there is already a barn with stalls, hayloft, work shop, garage, an indoor arena, outdoor arena, and fencing for drylots. I will likely have to add some additional fencing to finish enclosing the pasture, since that portion has been taken down by the current owners. I may need to add a lean to or shelter for horses which are built elsewhere and just delivered and placed. There is ample storage for hay in the existing barn and the workshop outbuilding is suitable to house all the equipment needed for the maintenance of the property (skag, lawn mowers, string trimmers, garden tractor, utv with wagon, tools,). The property also has a three car garage which will be suitable for vehicles and farm truck. There is ample paved driveway and parking areas for boarders and students to park when they come to spend time with their horses. Work on the farm is relatively quiet and I do not foresee the activity creating noise disturbance for the neighbors. I will live on site with my two children and maintain the property with high standards and attention to detail.

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Business hours will be 8 am to 6 pm for visiting boarders and students.

Employees will primarily be myself, my two kids, and occasional part time help with projects or busy season (spring and summer with flower growing in addition to horse boarding)

I plan to mitigate noise or disturbances to the neighborhood by mowing and using equipment between the hours of 8am and 6 pm. I plan to compost any horse manure from the stalls and utilize for soil amendments in the gardens or have it hauled away in the spring to be used by neighboring farmers on their fields. If this occurs, then there would be a day when we would need to operate a skid steer to load a manure spreader, but with only 5 horses I don't anticipate this would take too long to remove the pile.

I plan to store a horse trailer outside parked on the paved driveway, if it will not fit in the workshop. All other equipment will be stored indoors and processing of flowers will happen inside the workshop.

I plan to make a manure pile outside the back door of the arena, not viewable from the road. I will compost it and will utilize what I can for soil amendments in my flower gardens and potentially have it hauled away by a local farmer to spread on their fields if I can't use it sustainably on the property.

Anticipated daily traffic will be minimal. Owners typically visit 2-4 times per week. Riding lessons might take place one day per week for just a few hours. An occasional truck or horse trailer might come to the property when horses are arriving, departing, or need to be transported for medical purposes.

I do not have plans to install a sign at this time. This property will be rather private. If that becomes a need in the future, I would be happy to follow the guidelines established by the county.

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