

## **Town of Verona Plan Commission Special Meeting Minutes**

Monday, Aug 5, 2013 5:30 pm

Town of Verona Hall

335 North Nine Mound Rd.

Members Present: Manfred Enburg, Ron Melitsoff, Mark Geller, Deb Paul

Staff: Amanda Arnold

Also Present: Joe Bartol, Stacey Bean

### 1. CALL TO ORDER/APPROVAL OF AGENDA

Chair called meeting to order at 5:37 p.m. Motion by Geller/second by Paul to approve the agenda.

### 2. PUBLIC COMMENT – None

### 3. DISCUSSION AND ACTION ON 2782 WHITE CROSSING RD

Motion by Melitsoff/second by Geller to untable the discussion from the last meeting.

Joe Bartol provided written responses to the concerns raised at the previous meeting. He also provided a conceptual drawing of the possible future layout of the boarding facility. There was discussion about the parking, deliveries, and trail rides.

Motion to approve the rezoning from A1ex to A2 with a deed restriction limiting the conditional uses that could be sought to: horse boarding and riding stables; horse shows and events; training of horses at a horse board facility; retail sale of bridles, saddles, grooming supplies and related items at a horse boarding or riding stable; and sanitary plumbing fixtures, namely washroom facilities, in agricultural accessory buildings. In addition, the deed restriction shall limit the number of animals to 36 animal units as defined by the Dane County zoning code. Second by Melitsoff. Motion approved unanimously.

Manfred Enburg pointed out that the deed restriction would allow for more uses than are being sought with this Conditional Use Permit. If uses other than at horse boarding and riding stable were desired, the applicant would need to pursue another CUP, but the deed restriction would allow her to do that, as long as it was one of the uses outlined in the deed restriction.

Manfred also pointed out that a driveway permit and building permits will be needed.

Motion by Paul to approve the Conditional Use Permit for a horse boarding and riding facility with the understanding that the six findings of fact will be satisfied with the addition of the following conditions:

- 1) The type of activities will be limited to horse boarding, horse riding facilities, open pasture, equestrian instruction and training, trail riding, private equestrian events, and small public equestrian events or competitions. Horses used in such activities will be personal horses or horses owned by others.
- 2) The hours of operation will be a twenty-four hour horse boarding daily; otherwise, hours of operation will be 6 a.m. to 10 p.m. daily.
- 3) The number of employees will be limited five or fewer daily non-family employees, with more as special events require. Other agents may be engaged as necessary for maintenance or improvements such as fencing and landscaping.
- 4) The above stated proposed activities are for no more than 36 animal units on the Property at any given time.
- 5) Outside storage will be for fodder, water, and equestrian training and riding. Applicant will institute manure management plan approved by Dane County Land Conservation.
- 6) All parking will be on the Property.
- 7) Horse riding, equestrian instruction and training, trail riding, pasture, private equestrian events, and small public equestrian events or competitions will be limited to no more than 36 animal units.

8) Outdoor lighting shall be limited to the hours of operation except for any outside security light. All lighting shall be directed away from all neighboring residences.

8) Outside speakers and amplified sounds shall only be operational between 8:00 a.m. and 8:00 p.m.

9) Appropriate sanitary facilities will be provided within the primary horse boarding facility.

10) All pasture and paddocks will be maintained with appropriate vegetation to mitigate risk of erosion and dust from overgrazing. It shall be kept short and weed free.

11) The design of the facility will be similar to the concept plan presented.

Second by Geller. Motion approved unanimously.

#### 4. ADJOURNMENT

Motion by Paul to adjourn. Second by Melitsoff. Motion carried at 7:25 p.m.

Amanda Arnold  
Planner/Administrator

Approved: 9/26/13