

**VILLAGE OF WINDSOR  
RESOLUTION 2020-51**

**APPROVAL OF A CONDITIONAL USE PERMIT  
FOR PROPERTY LOCATED AT 7509 S. MEIXNER ROAD,  
VILLAGE OF WINDSOR**

**WHEREAS**, Jason and Christina Mayr (the “Petitioners”) have requested approval of: (1) a Rezone; and (2) a Conditional Use Permit for the operation of a horse boarding facility for property located at 7509 S. Meixner Road (the “Subject Property”); and

**WHEREAS**, the Village Director of Planning / Zoning Administrator has reviewed the Petitioners’ request and prepared a Staff Report dated June 19, 2020 (the “Staff Report”) recommending approval, subject to certain conditions specified in the Staff Report; and

**WHEREAS**, the Plan Commission held a public hearing regarding the request on June 11, 2020; and

**WHEREAS**, the Plan Commission recommended approval of the Rezone and Conditional Use Permit requests in Plan Commission Resolution 2020-06; and

**WHEREAS**, following review of information presented at the Plan Commission meeting, Public Hearing, and the Staff Report, the Village Board approves the Conditional Use Permit request, subject to the conditions specified in the Staff Report and as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED** by the Village Board of the Village of Windsor as follows:

The Village of Windsor Board approves the Conditional Use Permit request for Jason and Christina Mayr located at 7509 South Meixner Road, subject to the following conditions:

1. Rescind Plan Commission Resolution 2020-02
  - a. The recommended approval granted in Plan Commission Resolution 2020-02 is rescinded due to the Petitioners’ request to withdraw the former Development Review Application.
2. Conditional Use Permit
  - a. The Petitioners shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  - b. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
  - c. The Conditional Use Permit approval is limited to Jason and Christina Mayr located at 7509 South Meixner Road, DeForest, WI 53532.
  - d. The Conditional Use Permit approval is limited to a horse boarding facility using the existing agricultural buildings and structures on the Subject Property.
  - e. The Conditional Use Permit approval is limited to the boarding of a maximum of eleven (11) horses on the Subject Property.
  - f. The Conditional Use Permit approval shall reflect the Plan of Operation:
    - i. Hours of operation: 7:00 a.m. to 8:00 p.m.
    - ii. Number of employees: A maximum of two (2) full-time equivalents.

- iii. Number of horses boarded: A maximum of eleven (11) horses, boarded indoors and outdoors (rough boarding).
  - iv. Number of clients: A maximum of eleven (11) clients.
  - v. Number of off-street parking spaces: A minimum of thirteen (13) parking spaces for vehicles and trailers.
  - vi. Sanitation facilities: The Petitioners will contract for a portable sanitation facility for clients and guests.
  - vii. Manure management: The Petitioners will store the manure in an outdoor structure and will contract for removal.
  - viii. Riding arena: A 65ft x 200ft indoor riding arena will be available to clients during hours of operation.
- g. The Conditional Use Permit approval shall prohibit parking by the Petitioners, horse boarding clients, and guests shall be prohibited from parking on South Meixner Road.
  - h. The Petitioners shall operate the horse boarding facility in conformance with the Site Plan presented to the Plan Commission on June 6, 2020.
  - i. The Petitioners shall comply with the requirements of Sec. 52-57 (A-2, Agriculture District) of the Windsor Code of Ordinances.
  - j. The Petitioner shall allow representatives from the Village to inspect the subject property upon 24-hour notice for the purposes of determining compliance with this approval, and without prior notice in the event of an emergency as determined by the Village.
  - k. Other Conditions.
    - i. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
    - ii. The Conditional Use Permit hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
    - iii. Should the Conditional Use Permit be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use Permit may be terminated by

action of the Village of Windsor, pursuant to the enforcement provisions of this Conditional Use Permit.

- iv. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- v. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended with the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- vi. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use Permit and the remainder shall continue in full force and effect.
- vii. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit or any aspect of any plan of the Conditional Use Permit, the more restrictive provision shall be controlling as determined by the Village of Windsor.

3. Evidence and Findings

- a. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Village of Windsor Code of Ordinances; and based on the facts and information set forth in the Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.

4. Deed Restrictions

- a. The Petitioner shall record a Deed Restriction and Notice of Terms and Conditions of the Conditional Use Permit, in a form approved by the Village Attorney.
- b. The Petitioner shall record a Deed Restriction, in a form approved by the Village Attorney, acknowledging that the property retains one residential development right (split) per the Village of Windsor Comprehensive Plan: 2035.

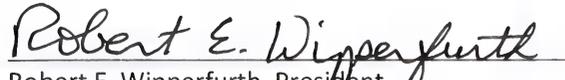
5. The Petitioner shall promptly reimburse the Village for all costs and expenses incurred by the Village in connection with the review and approval of the Conditional Use Permit, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services.

6. The Village Board's approval of the Conditional Use Permit expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioners encounter an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) day expiration, one time, up to an additional one hundred-twenty (120) days. If the Petitioners have not complied with all of the

conditions prior to expiration, the approval shall be null and void and the matter will need to be resubmitted to the Village for review as an initial application.

The above and foregoing Resolution was duly adopted at a meeting of the Plan Commission of the Village of Windsor held on July 02, 2020, by a vote of 5 in favor and 0 opposed.

**VILLAGE OF WINDSOR**

  
Robert E. Wipperfurth, President

**Attested by:**

  
Christine Capstran, Village Clerk

**INCORPORATED BY REFERENCE:**

Staff Report  
Petitioners Application  
Plan Commission Resolution 2020-06  
Ordinance 2020-03



# Windsor

Growing Forward

---

## STAFF REPORT

To: Village of Windsor Board  
Cc: Robert Wipperfurth, Tina Butteris, & William Cole  
From: Amy Anderson Schweppe, Davis Clark, & Jamie Rybarczyk  
Rpt Date: June 19, 2020  
Mtg Date: July 2, 2020  
Submtl Date: May 11, 2020  
Aprvl Date: N/A  
Re: Mayr Rezone and Conditional Use Permit Request

### BACKGROUND:

Petitioner: Jason & Christina Mayr  
Property Owner: Jason & Christina Mayr  
Address: 7509 South Meixner Road  
Taxkey: 196/0910-114-8520-9  
Area: 8.68 acres  
Existing Zoning: A1-EX, Exclusive Agriculture District  
Proposed Zoning: A-2(8), Agriculture District  
Future Land Use: Agriculture Preservation

### REQUEST:

The Petitioners request discussion and action of a: (1) Rezone from A1-EX, Exclusive Agriculture District to A-2(8), Agriculture District; and (2) a Conditional Use Permit for a horse boarding facility (including up to 11 animal unit equivalents) to be located at 7509 South Meixner Road.

See Exhibit A for additional information regarding the Development Review Application.

### OVERVIEW:

The Subject Property is 8.68 acres in size and deemed a legal non-conforming lot because it does not meet the required minimum lot size of 35 acres. The proposed change in use of the Subject Property requires the Petitioners to bring the Subject Property into compliance with the Windsor Code of Ordinances; therefore, the Petitioners request a Rezone from A1-EX, Exclusive Agriculture District to A-2(8), Agriculture Zoning District.

In addition, the Petitioners request a Conditional Use Permit for a horse boarding facility and approval for up to 11 horses (animal unit equivalents). Per Sec. 52-27 of the Windsor Code of Ordinances, kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events require discussion and action of a Conditional Use Permit.

The Plan of Operation for the horse boarding facility includes:

- Hours of operation: 7:00 a.m. to 8:00 p.m.
- Number of employees: A maximum of two (2) full-time equivalents.
- Number of horses boarded: A maximum of eleven (11), boarded indoors and outdoors (rough boarding).
- Number of clients: A maximum of eleven (11) clients.
- Number of off-street parking spaces: A minimum of thirteen (13) parking spaces for vehicles and trailers.
- Sanitation facilities: The Petitioners will contract for a portable sanitation facility for clients and guests.
- Manure management: The Petitioners will store the manure in an outdoor structure and will contract for removal.
- Riding arena: A 65ft x 200ft indoor riding arena will be available to clients during hours of operation.

**STAFF COMMENTS – PLANNING, ZONING & DEVELOPMENT:**

The Planning, Zoning & Development Department provides the Village Board with the following comments:

1. Ch. 52: Districts
  - a. Per Sec. 52-22 (5)(n), off-street parking for the horse boarding facility requires one (1) parking space per 1,000sf of gross floor area or yard area devoted to the use, not including outdoor training or riding areas. The Subject Property includes approximately 16,000sf of the existing agricultural structures requiring 16 parking stalls (approximately 4,320sf of parking surface). The Petitioners propose a 64ft x 90ft parking area, meeting the off-street parking requirement.
  - b. Per Sec. 52-57, the Rezone request is consistent with the requirements of the A-2(8), Agriculture District.
2. Ch. 52: Administration and Enforcement and Procedures
  - a. Per Sec. 52-101(5)(d), the Conditional Use Permit request shall be evaluated by Village Staff and their report to the Village Plan Commission and Village Board shall include responses to the following questions:
    - i. How is the proposed Conditional Use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?
      - *Response: The general use of the Subject Property is, and will be, agricultural. Allowable Conditional Uses in the A-2(8), Agriculture District include kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events.*
    - ii. How is the proposed Conditional Use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?

- *Response: In addition to the above response, the Subject Property is within the Village of Windsor's Agricultural Preservation Area. The Conditional Use is consistent with preserving productive farmland and compatible with surrounding agricultural uses.*

iii. Does the proposed Conditional Use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of this [chapter], the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?

- *Response: The Subject Property will see a minor increase in traffic. The Petitioners propose an off-street parking lot as depicted on the Site Plan. In addition, the Conditional Use Permit will prohibit parking on South Meixner Road.*

iv. Does the proposed Conditional Use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- *Response: The general use of the Subject Property is, and will be, agricultural. Allowable Conditional Uses in the A-2(8), Agriculture District include kennels, horse boarding stables, riding stables, hay and sleigh rides, horse shows and similar events.*

v. Is the proposed Conditional Use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?

- *Response: The horse boarding facility will not impose an undue burden on improvements, facilities, utilities, or services provided by public agencies or the Village of Windsor.*

vi. Do the potential public benefits of the proposed Conditional Use outweigh any and all potential adverse impacts of the proposed Conditional Use (as identified in subsections (1) through (5) of this section), after taking into consideration any proposal by the Petitioners and any requirements recommended by the Petitioners to ameliorate such impacts?

- *The horse boarding facility does not present any adverse impacts.*

### 3. Comprehensive Plan: 2035

- a. The Density Policy for the Agriculture Preservation Area, A1-EX, Exclusive Agriculture District for parcels less than 35 acres in size that existed as of June 23, 1993 with an existing

residence retains a residential split. The Petitioners shall record a Deed Restriction noticing that the Subject Property retains a residential split.

- b. The Rezone and Conditional Use Permit requests are consistent with the goals, objectives, and policies of the Village of Windsor Comprehensive Plan: 2035.

**STAFF COMMENTS – PUBLIC WORKS:**

The Public Works Department provides the Village Board with the following comments:

1. The Petitioners, horse boarding clients, and guests shall be prohibited from parking on South Meixner Road.

**POLICY COMMENTS/CONCERNS:**

Staff provides the Village Board with the following policy comments/concerns which require further discussion and action:

1. Per Sec. 52-57 (5)(b)(2), on parcels sized between two (2) acres and sixteen (16) acres, the keeping on livestock shall be limited to one (1) animal unit per each full acre, except through a Conditional Use Permit. The Subject Property is allowed eight (8) animal units. As part of the Conditional Use Permit, the Petitioners request a maximum of eleven (11) horses (or animal unit equivalents) on the Subject Property. The Village Board shall evaluate if there is adequate space and facilities to exceed the zoning standard for animal units per acre.
2. The Petitioners received Plan Commission Approval for a Rezone and Conditional Use Permit for the operation of a horse boarding facility including special polo events and shows in Plan Commission Resolution 2020-02. The Petitioners requested withdraw of the former Development Review Application; therefore, voiding the recommended approval granted. The Village Board will need to repeal Plan Commission Resolution 2020-02.

**PLAN COMMISSION RECOMMENDATION:**

On June 11, 2020 the Plan Commission recommended to the Village Board approval of the Rezone and Conditional Use Permit requests for Jason and Christina Mayr located at 7509 South Meixner Road by Plan Commission Resolution 2020-06.

Exhibit B provides the Plan Commission’s unofficial meeting minutes for the Petitioners’ application.

**STAFF RECOMMENDED CONDITIONS:**

Staff recommends any approval be subject to the following conditions:

1. Rescind Plan Commission Resolution 2020-02
  - a. The recommended approval granted in Plan Commission Resolution 2020-02 is rescinded due to the Petitioners’ request to withdraw the former Development Review Application.
2. Rezone
  - a. The Subject Property shall be rezoned from A1-EX, Exclusive Agriculture District to A-2(8) Agriculture District.

- b. The Rezone request shall have a delayed effective date and shall take effect at such time as the accompanying Deed Restrictions have been recorded in the Dane County Register of Deeds Office.

3. Conditional Use Permit

- a. The Petitioners shall address the Staff Comments set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
- b. The Petitioner shall address the Policy Comments/ Concerns set forth in this Staff Report to the satisfaction of the Director of Planning/Zoning Administrator.
- c. The Conditional Use Permit approval is limited to Jason and Christina Mayr located at 7509 South Meixner Road, DeForest, WI 53532.
- d. The Conditional Use Permit approval is limited to a horse boarding facility using the existing agricultural buildings and structures on the Subject Property.
- e. The Conditional Use Permit approval is limited to the boarding of a maximum of eleven (11) horses on the Subject Property.
- f. The Conditional Use Permit approval shall reflect the Plan of Operation:
  - i. Hours of operation: 7:00 a.m. to 8:00 p.m.
  - ii. Number of employees: A maximum of two (2) full-time equivalents.
  - iii. Number of horses boarded: A maximum of eleven (11) horses, boarded indoors and outdoors (rough boarding).
  - iv. Number of clients: A maximum of eleven (11) clients.
  - v. Number of off-street parking spaces: A minimum of thirteen (13) parking spaces for vehicles and trailers.
  - vi. Sanitation facilities: The Petitioners will contract for a portable sanitation facility for clients and guests.
  - vii. Manure management: The Petitioners will store the manure in an outdoor structure and will contract for removal.
  - viii. Riding arena: A 65ft x 200ft indoor riding arena will be available to clients during hours of operation.
- g. The Conditional Use Permit approval shall prohibit parking by the Petitioners, horse boarding clients, and guests shall be prohibited from parking on South Meixner Road.
- h. The Petitioners shall operate the horse boarding facility in conformance with the Site Plan presented to the Village Board on July 2, 2020.
- i. The Petitioners shall comply with the requirements of Sec. 52-57 (A-2, Agriculture District) of the Windsor Code of Ordinances.
- j. The Petitioner shall allow representatives from the Village to inspect the subject property upon 24-hour notice for the purposes of determining compliance with this approval, and without prior notice in the event of an emergency as determined by the Village.
- k. Other Conditions.
  - i. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or

private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the municipal governing body, the Dane County, the State of Wisconsin, the United States of America or other duly constituted authority, except only to the extent that it authorizes the use of the Subject Property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.

- ii. The Conditional Use Permit hereby authorized shall be confined to the Subject Property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
- iii. Should the Conditional Use Permit be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the Conditional Use Permit may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this Conditional Use Permit.
- iv. Any change, addition, modification, alteration and/or amendment of any aspect of this Conditional Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- v. Unless this Conditional Use Permit expressly states otherwise, plans that are specifically required by this Conditional Use Permit may be amended with the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the Conditional Use Permit. Any change in any plan that the Village of Windsor feels, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- vi. Should any paragraph or phrase of this Conditional Use Permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the Conditional Use Permit and the remainder shall continue in full force and effect.
- vii. If any aspect of this Conditional Use Permit or any aspect of any plan contemplated and approved under this Conditional Use Permit is in conflict with any other aspect of the Conditional Use Permit or any aspect of any plan of the Conditional Use Permit, the more restrictive provision shall be controlling as determined by the Village of Windsor.

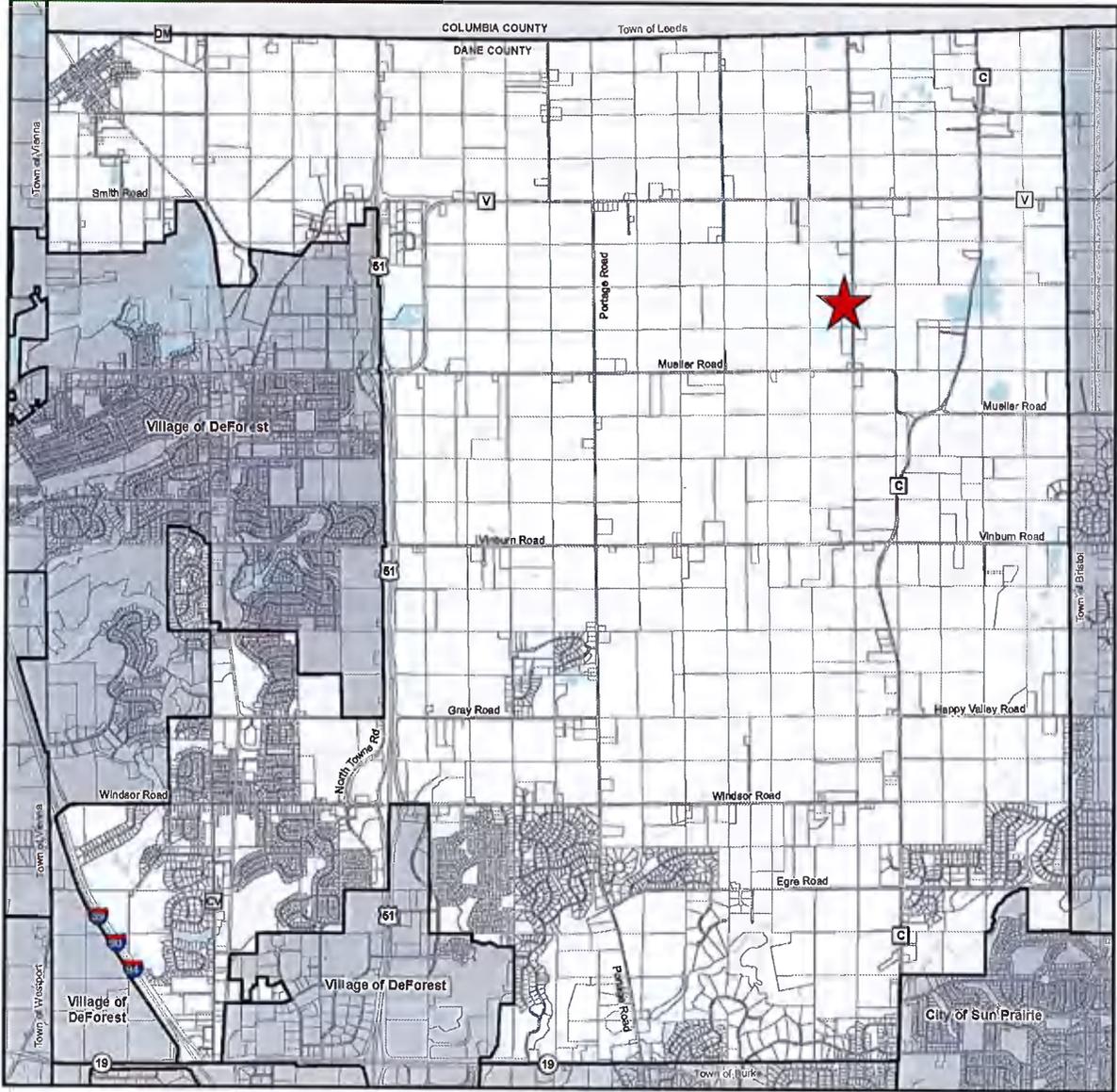
#### 4. Evidence and Findings

- a. The Village Board finds the conditions set forth herein are reasonable; to the extent practicable, measurable; related to the purpose of the Village of Windsor Code of

Ordinances; and based on the facts and information set forth in the Staff Report and Petitioner Application, which have been reviewed and are incorporated herein by reference.

5. Deed Restrictions
  - a. The Petitioner shall record a Deed Restriction and Notice of Terms and Conditions of the Conditional Use Permit, in a form approved by the Village Attorney.
  - b. The Petitioner shall record a Deed Restriction, in a form approved by the Village Attorney, acknowledging that the property retains one residential development right (split) per the Village of Windsor Comprehensive Plan: 2035.
6. The Petitioner shall promptly reimburse the Village for all costs and expenses incurred by the Village in connection with the review and approval of the Rezone and Conditional Use Permit, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services.
7. The Village Board's approval of the Rezone and Conditional Use Permit expires one hundred-eighty (180) days from the date of adoption of this Resolution. Time is of the essence. If the Petitioners encounter an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) day expiration, one time, up to an additional one hundred-twenty (120) days. If the Petitioners have not complied with all of the conditions prior to expiration, the approval shall be null and void and the matter will need to be resubmitted to the Village for review as an initial application.

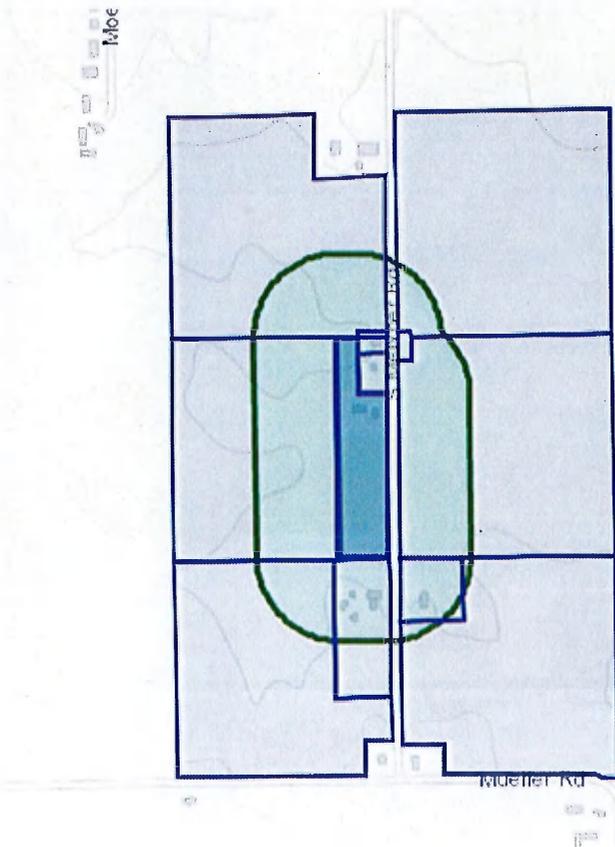
LOCATION MAP:



**PUBLIC HEARING NOTICE (PROPERTY LISTING):**

Name	Address	City, St, Zip
ANDREW W RADEMACHER	3314 MUELLER RD	DEFOREST, WI 53532
STANLEY RAULS & JUDITH RAULS	6766 PORTAGE RD	DEFOREST, WI 53532
JAY A RAULS & MICHELLE M RAULS	7251 PORTAGE RD	DEFOREST, WI 53532
MARCIA M HINZ & NICHOLAS A HINZ	7440 S MEIXNER RD	DEFOREST, WI 53532
MICHAEL YAKER	7443 S MEIXNER RD	DEFOREST, WI 53532
JASON F MAYR & CHRISTINA M MAYR	7509 S MEIXNER RD	DEFOREST, WI 53532
NORTH WINDSOR UNITED METHODIST CHURCH	7523 S MEIXNER RD	DEFOREST, WI 53532
BLIEFERNICHT LIVING TR	7623 MOE RD	DEFOREST, WI 53532
CURRENT OWNER	N15396 TOWN HALL RD	PARK FALLS, WI 54552

**PUBLIC HEARING NOTICE (MAP):**



**EXHIBITS:**

- A. Development Review Application
- B. Plan Commission June 11, 2020 Meeting Minutes - DRAFT



# Windsor

Growing Forward

## Development Review Application

*Acknowledgement of Understanding*

The Petitioner, Property Owner, and Agent have reviewed and understand the Village of Windsor Code of Ordinances as it relates to the Development Review Application, Supplemental Information, and Technical Specifications required for the Development Review Request.

The Petitioner, Property Owner, and Agent understand that an Administrative Fee and Escrow Fee will be charged for review of the Development Review Request by the Village staff and professional consultants, and payment must be submitted with the Development Review Request.

Property Information	
Location / Address:	7509 S Meixner Rd DeForest, WI. 53532
Taxkey Number:	0910-114-8520-9
Area:	8.68

Petitioner	
Name:	same as Property Owner
Address:	
City, State, Zip Code:	
Phone:	Residence / Business / Cell
Email:	
Signature:	

Property Owner	
Name:	Jason & Christina Mayr
Address:	7509 S. Meixner Rd
City, State, Zip Code:	DeForest, WI. 53532
Phone:	608-577-7869 Residence / Business <u>Cell</u>
Email:	JMayr-1@HotMail.com
Signature:	Jason & Mayr

Agent	
Name:	NA
Address:	
City, State, Zip Code:	
Phone:	Residence / Business / Cell
Email:	
Signature:	

## Development Review Application

### *Development Review Request*

The Petitioner must submit one electronic file (PDF format) of the Development Review Application and Supplemental Application Information to the Director of Planning/Zoning Administrator at [amy@windsorwi.gov](mailto:amy@windsorwi.gov) no less than thirty (30) days prior to the Village of Windsor meeting. The Village Plan Commission typically meets the second Thursday of every month, the Village Board typically meets the first Thursday of every month, both at 5:00 p.m. at the Village Municipal Building, 4084 Mueller Road, DeForest, WI 53532.

Development Review Request	Application		
	Fee	Escrow (Min)	Escrow (Max)
<input type="checkbox"/> Comprehensive Plan Amendment	\$300	\$1,000	N/A
<input type="checkbox"/> Buildings and Building Regulations			
<input type="checkbox"/> Standard Site Plan Review	\$300	\$2,500	N/A
<input type="checkbox"/> Limited Site Plan Review	\$150	N/A	N/A
<input type="checkbox"/> Planning and Development			
<input type="checkbox"/> Concept Plan	\$150	N/A	N/A
<input type="checkbox"/> Preliminary Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Final Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Replat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Certified Survey Map	\$150	\$1,000/lot	\$5,000/lot
<input type="checkbox"/> Condominium Plat	\$300	\$1,000/lot	\$10,000/lot
<input type="checkbox"/> Zoning Districts			
<input checked="" type="checkbox"/> Zoning Map and/or Ordinance Amendment	\$150	\$1,000	N/A
<input checked="" type="checkbox"/> Conditional Use Permit	\$150	\$1,000	N/A
<input type="checkbox"/> Planned Unit Development	\$300	\$2,500	N/A
<input type="checkbox"/> Sign	\$100	N/A	N/A
<input type="checkbox"/> Zoning Variance	\$150	\$1,000	N/A
<input type="checkbox"/> Nonmetallic Mining Operations			
<input type="checkbox"/> Processing Facility License	\$250	\$5,000	N/A
<input type="checkbox"/> Mining Registration License	\$250	\$500	N/A
<input type="checkbox"/> Mining Operator's License	\$250	\$5,000	\$10,000
<input type="checkbox"/> Other	\$150	T.B.D.	T.B.D.

To: Amy Anderson Schweppe

From: Jason and Christina Mayr

Re: Rezone and Conditional Use Permit Request for 7509 S Meixner Road, DeForest, WI 53532

Date: May 10, 2020

Dear Ms. Anderson Schweppe:

We would like to request a Rezone from A1-EX to A-2(8) for our property at 7509 S Meixner Road. In addition, we would like to request a Conditional Use Permit for a Horse Boarding Business at the same address. The attached map shows the boundary of the proposed Conditional Use request.

Our mission at Mayr Farm Stables is to provide proper care and handling while also providing a clean, safe and comfortable home for others horses.

The hours of operation would be Monday through Sunday, 7am to 8pm with two full time employees.

Maximum total number of large animals would be eleven. Total will vary throughout the year depending on clients needs. We will not go over the total maximum allowed.

Bathroom facilities will be provided by a portable sanitation fixture and will be contracted year-round.

Manure management- manure will be stored in an outdoor structure as shown on map. It will be removed from the facility when needed.

No additional lighting will be needed on the property.

Parking lot- We currently have a gravel parking lot. The dimensions are approximately 64' by 90' equalling 5,760sqft.

Horse barn- There are currently five stalls and one wash bay in the barn. Two of the stalls have outdoor paddocks which are paddocks 2 and 3 on map.

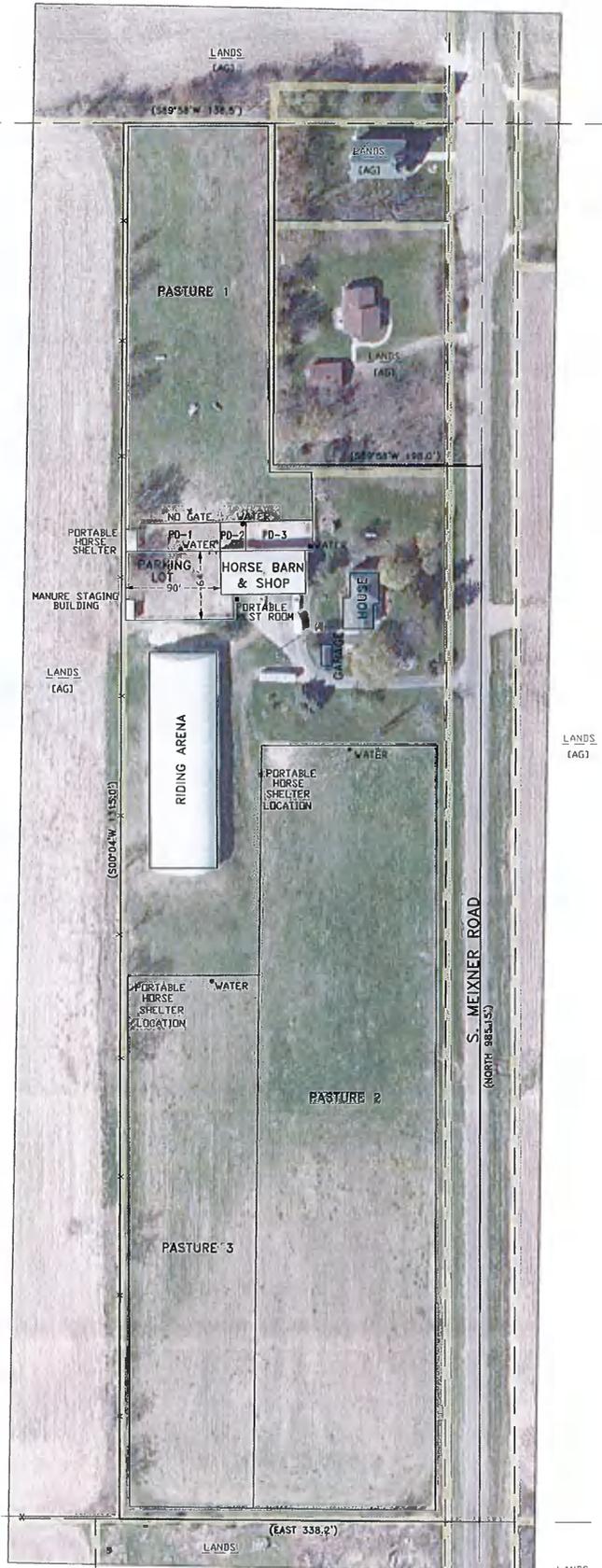
Rough board - We currently have three pastures for rough boarding. We will be doing rotational grazing between the 3 pastures in order to preserve grasslands. We have one 10'x20' mobile outdoor shelter. We will purchase additional shelters as needed in order to maintain 50 to 80sqft per horse. Additional information: pasture 1 and paddock 1 are connected and will typically always stay open to each other. We will close off and utilize paddock 1 in times of introduction of new horse/s to the pasture.

Riding arena- The 65'x200' indoor riding arena will be open during normal hours of operation. Clients will be allowed to use the facility for riding, running, jumping, barrel racing, polo training and any other horse related activity our clients may have.

Inspections- Daily, weekly, and monthly inspection forms will be completed each day by Mayr Farm Stables.

Emergency event - We have one employee trained in first aid and CPR which is renewed yearly. We have one first aid kit total and multiple fire extinguishers per building. We will have an emergency contact list posted in the barn with client and vet phone numbers listed.

Animal care- All indoor boarding will have their stalls cleaned daily with fresh shavings. Any animal on feed will be fed per client recommendations. Pasture will be inspected daily for manure removal and available grass to determine when to move pasture. Water supply and cleanliness will be checked daily. All animals will be looked over daily for any signs of fighting. Fencing will also be tested daily.



**LEGEND**

PD Paddock

**ZONING**

- (CR) COUNTRYSIDE RESIDENTIAL
- (AG) AGRICULTURAL
- (C-1) COMMERCIAL

**SURVEYOR**

PAULSON & ASSOCIATES, LLC  
 DANIEL A. PAULSON  
 136 W. HOLUM STREET  
 DEFOREST, WI 53532

**OWNER/SUBDIVIDER**

MAYR FARM STABLES  
 JASON & CHRISTINA MAYR  
 7509 S. MEIXNER ROAD  
 DEFOREST, WI 53532

<b>PAULSON &amp; ASSOCIATES, LLC</b>		
136 W. HOLUM STREET DeFOREST, WI 53532 (608)846-2523		
<b>SITE PLAN</b>		
MAYR FARM STABLES JASON & CHRISTINA MAYR LOCATED IN THE NW 1/4 OF THE SE 1/4 SECTION 11, T.9N., R.10E., VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN		
JOB NO. 0520-104	DRAWING NO.	DRAWN BY: DP
REF:	REVISIONS	DATE: 05-11-20

(AG) (CR) & (C-1)

LANDS (AG)