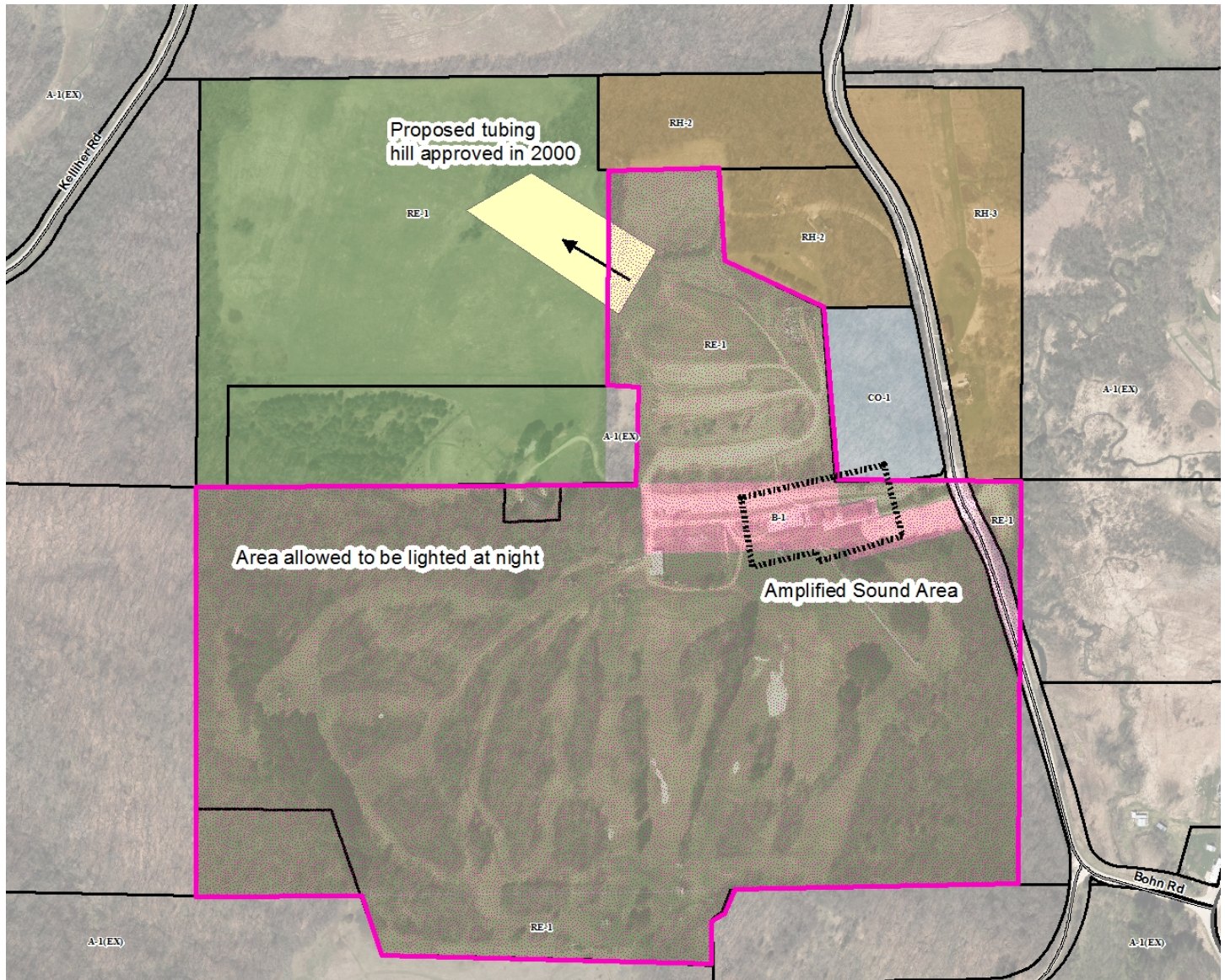


# Current Approvals for Tyrol Basin



Allowed activities in the RE-1: Skiing, tubing, biking, hiking, and parking of patrons. Hours of operation are until 11:30 with an additional ½ hour for the clearance of patrons. Motorized sports are prohibited.

Allowed activities in the B-1: retail/ticket sales, tavern, restaurant, club house, banquet hall, and limited outdoor sales (2/year).

Lighting: Areas used for down hill skiing, cross county skiing, and tubing within the area designated above may be illuminated with down cast lights. Buildings and parking lots may also be illuminated. The lights will have shields and hoods to reduce impact on neighboring properties. Illumination shall be until midnight with reduced lighting afterwards for grooming and snow making.

Amplified Sounds: Fixed speakers are only permitted within the Amplified Sound Area. There is a maximum decibel level of 95 DbA in the daytime and 85 DbA at night measured 30 feet from fixed speakers. Temporary events are allowed amplified sounds from 9am to 7pm between November and April (15-day max).

Sale of alcoholic beverages: Sales area is limited to the B-1 zoned area during hours of operation. Exclusive advertising of the tavern is prohibited.

# Summary Review of the Tyrol Basin Proposal

## Improvements allowable under the current approvals:

- The installation of a tubing hill (without lights) – Recreational use
- The construction of a small warming house and selling tickets/snacks – Incidental use to a permitted use
- Mountain biking – Recreational use

## Improvements that need additional approvals:

- Serving of alcohol in the warming house: a conditional use permit is needed for sale of alcohol in RE-1 district.
- Warming house with a restaurant and bar: the area would need to be rezoned to B-1.
- Amplified sounds around the tubing hill: Current RE-1 district is silent on amplified sounds. Rezoning the RE-1 District to amend deed restrictions will be required.
- Haunted houses: entertainment activity does not fall within allowable uses of the RE-1 Zoning District. Area will need to be rezoned to C-1 with a conditional use permit: *Outdoor amusement parks or other entertainment activity that is open to the public on either a permanent or temporary basis.*
- Outdoor weddings: The B-1 zoning area may need to be expanded to accommodate use depending on frequency.

## Proposed Zoning Ordinance (summer 2019)

Dane County is in the process of making a comprehensive revision to the zoning ordinance. The RE-1 Recreational Zoning District is proposed to be updated to provide more flexibility in the types of land uses that could occur in large open space areas. County Staff has suggested that the RE-1 Recreational Zoning District include such land uses as indoor commercial entertainment, outdoor commercial entertainment, indoor assembly, and outdoor assembly to potentially accommodate concerts, weddings, banquet halls, and club houses without the need to spot zone areas. The proposed additional land uses would need a conditional use permit. The landowner of Tyrol Basin may want to postpone zoning changes until the proposed ordinances are adopted.

## Initial concerns:

- Lack of details for the additional lighting
- Lack of information regarding the warming house structure (another bar on the property)
- Lack of information regarding the placement of additional loudspeakers (amplified sound)
- Parking for patrons with increased activity area (tubing)
- Facility only having one entrance and exit with additional activity (tubing). Previous approval showed second access point on north end to Bohn Road.
- Traffic flow, parking, night noise, location, road capacity limit, for haunted house activity
- Number of events and weddings in the summer time
- Restaurant and Bar open in the summer?
- The proposed deed restrictions are extremely vague regarding the control of potential nuisances.