

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
09/20/2019	DCPREZ-2019-11496
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
11/26/2019	DCPCUP-2019-02483

OWNER INFORMATION	AGENT INFORMATION
-------------------	-------------------

OWNER NAME TIMOTHY F H ALLEN	PHONE (with Area Code) (608) 698-7924	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 4321 STATE HIGHWAY 138		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip)	
E-MAIL ADDRESS veahl@isc.edu		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
TOWNSHIP RUTLAND	SECTION 8	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-081-8580-0					

REASON FOR REZONE			CUP DESCRIPTION	
DISTRICT TO ALLOW FOR LARGE ANIMAL BOARDING			PLUMBING INSIDE BOARDING STABLE	
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
RR-8 (Rural Residential, 8 to 16 acres) District	RM-8 (Rural Mixed-Use, 8 to 16 acres) District	15.087	10.233(3)	15.087

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS  SCW1	SIGNATURE:(Owner or Agent)  <i>Valerie Ahl</i>
--	---	---	----------------------------------	--

PRINT NAME:  <i>Valerie Ahl</i>
DATE:  <i>9/20/19</i>

Need \$395

C-2



DANE COUNTY  
**PLANNING DEVELOPMENT**

**Zoning Division**  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Zoning Change Application**

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	Valerie Ahl & Timothy Allen	Agent's Name	_____
Address	4321 State Road 138, Oregon WI 53575	Address	_____
Phone	608-698-7924	Phone	_____
Email	VEAHL@wisc.edu	Email	_____

Town: Rutland Parcel numbers affected: 052/0510-081-8580-0

Section: 08 Property address or location: 4321 State Road 138, Oregon WI 53575

Zoning District change: (To / From / # of acres) \_\_\_\_\_  
To RM-8/ 15 acres, From RR-8/ 15 acres

Soil classifications of area (percentages) Class I soils: \_\_\_\_\_% Class II soils: \_\_\_\_\_% Other: \_\_\_\_\_%

Narrative: (reason for change, intended land use, size of farm, time schedule)

Separation of buildings from farmland

Creation of a residential lot

Compliance for existing structures and/or land uses

Other: Please see attached.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Valerie Ahl Date: 8/6/2019

We are requesting this rezone to allow us to apply for conditional use permits for large animal boarding (horses) and for adding a convenience bathroom to our barn. We currently own 5 horses, and have a barn with stalls, and indoor and outdoor arenas. We would like to board 5 additional horses, and to have a bathroom in the barn for our boarders.

We do not plan to put a sign by the road, or to host events. We plan to be a very small, private boarding facility. We do not need to add additional buildings, and our current well and electricity offer sufficient utilities. We do not need to add lighting because we already have a light on a pole near the barn, and pay Alliant Energy monthly for this convenience. We do not need to add parking because our existing lay-out is sufficient for cars and horse trailers. Our existing driveway is adequate for horse trailers to enter and exit, as we have been using it for our own 4-horse and 2-horse trailers. We also have hay delivered, and the driveway has been sufficient. Currently we have gardeners who come to take the manure. We had a dumpster for manure removal at one time, but we cancelled the service due to the gardeners. We could resume a dumpster service if that were necessary.





DANE COUNTY  
**PLANNING & DEVELOPMENT**

**Conditional Use Application**

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

**Zoning Division**  
Room 116, City-County Building  
210 Martin Luther King Jr. Blvd.  
Madison, Wisconsin 53703-3342  
Phone: (608) 266-4266  
Fax: (608) 267-1540

**Items required to be submitted with application:**

- o **Written Legal Description of Conditional Use Permit boundaries**
- o **Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.**
- o **Scaled map showing neighboring area land uses and zoning districts**
- o **Written operations plan describing the items listed below (additional items needed for mineral extraction sites)**
- o **Written statement on how the proposal meets the 8 standards of a Conditional Use**

Owner	<u>Valerie Ahl &amp; Timothy Allen</u>	Agent	_____
Address	<u>4321 State Road 138, Oregon WI</u>	Address	_____
Phone	<u>608-698-7924</u>	Phone	_____
Email	<u>VEAHL@wisc.edu</u>	Email	_____

Parcel numbers affected: 052/0510-081-8580-0 Town: Rutland Section: \_\_\_\_\_

Property Address: 4321 State Road 138, Oregon WI

Existing/ Proposed Zoning District : RR-8/RM-8

**Separate checklist for mineral extraction or cell tower uses must be completed.**

- o Type of Activity proposed: ~~Add a convenience bathroom to an existing barn~~  
**BATHROOM IN AGRICULTURAL BUILDING**
- o Hours of Operation
- o Number of employees
- o Anticipated customers
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Eight Standards of CUP (see page 2)

The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Valerie Ahl

Date: 8/6/2019

## Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards.

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.  
We will hire an excavating contractor and plumber to install the bathroom inside an existing barn. A soil test will be done first. We will have the septic tank pumped annually. The anticipated use is our few boarders while they are visiting their horses.
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.  
This should not affect our neighbors.
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.  
There should be no impact on the surrounding properties.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.  
We will use an existing well and create a septic drainage field.
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.  
There should be no impact on traffic.
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.  
Our contractors will conform to all regulations.
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans.  
This use is consistent with Town and County comprehensive plans.
8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)  
This use is not located in a Farmland Preservation area.



## Eight Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all eight standards.

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.

We currently have 5 horses of our own, and would like to board 5 additional horses. We currently have adequate facilities, which includes a barn, stalls, indoor and outdoor arenas and fencing, to safely maintain horses on our property.

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.

We will be a very small, private operation. We do not plan to put a sign by the road, or to host events. Our farm is located in an area where horse boarding is popular.

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.

Expanding the number of horses housed on our property should not impede surrounding properties.

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

Our current barn and driveway and parking areas are adequate. We have an existing well and electrical and lighting services. We are applying to add a small septic and bathroom to our barn to accommodate our few customers. We have gardeners who remove the manure. We could add a dumpster service for manure removal if necessary.

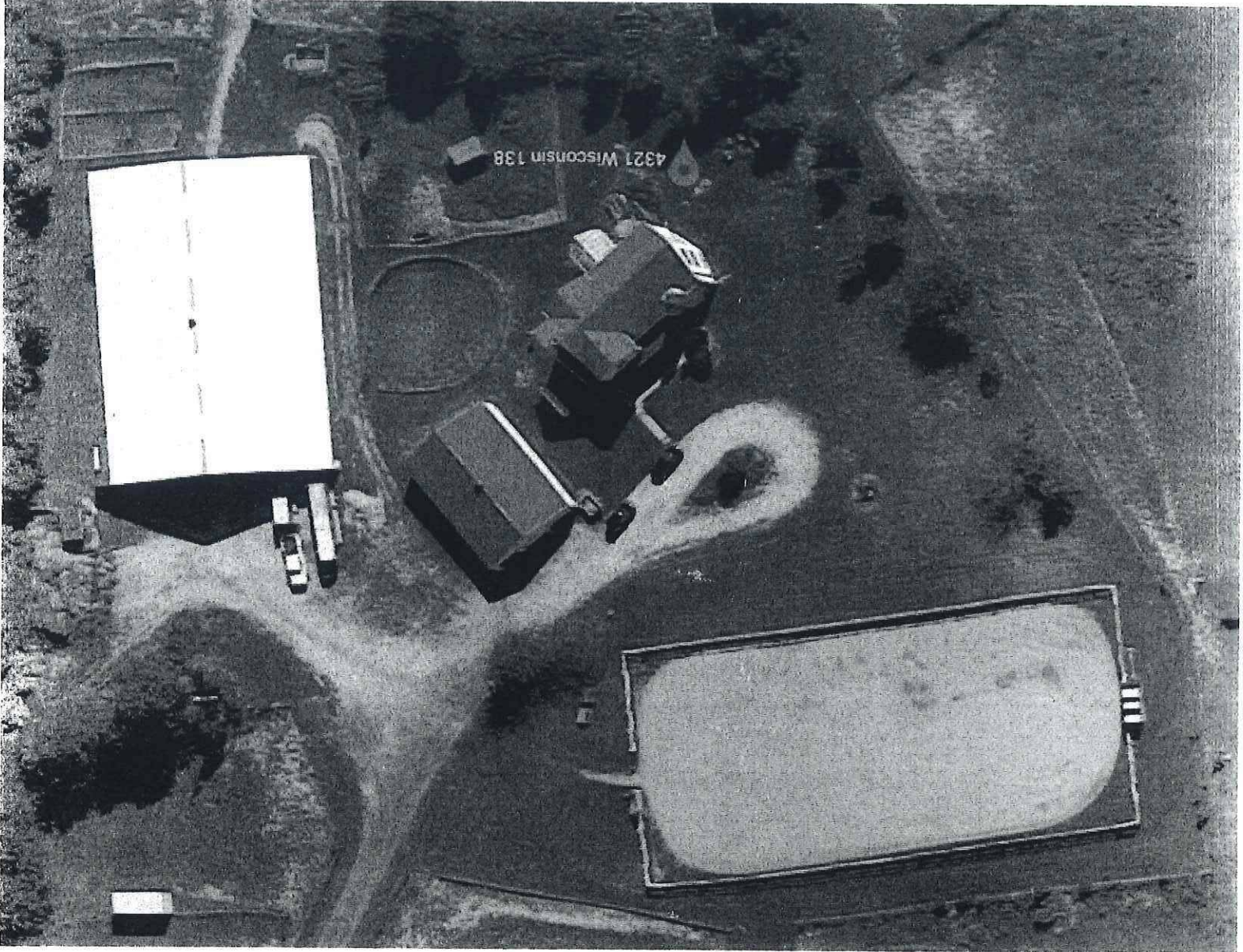
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Our existing driveway is sufficient to accommodate our few customers, and occasional horse trailer use.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. We will not exceed the limit of one horse per acre, and conform to all other applicable regulations.

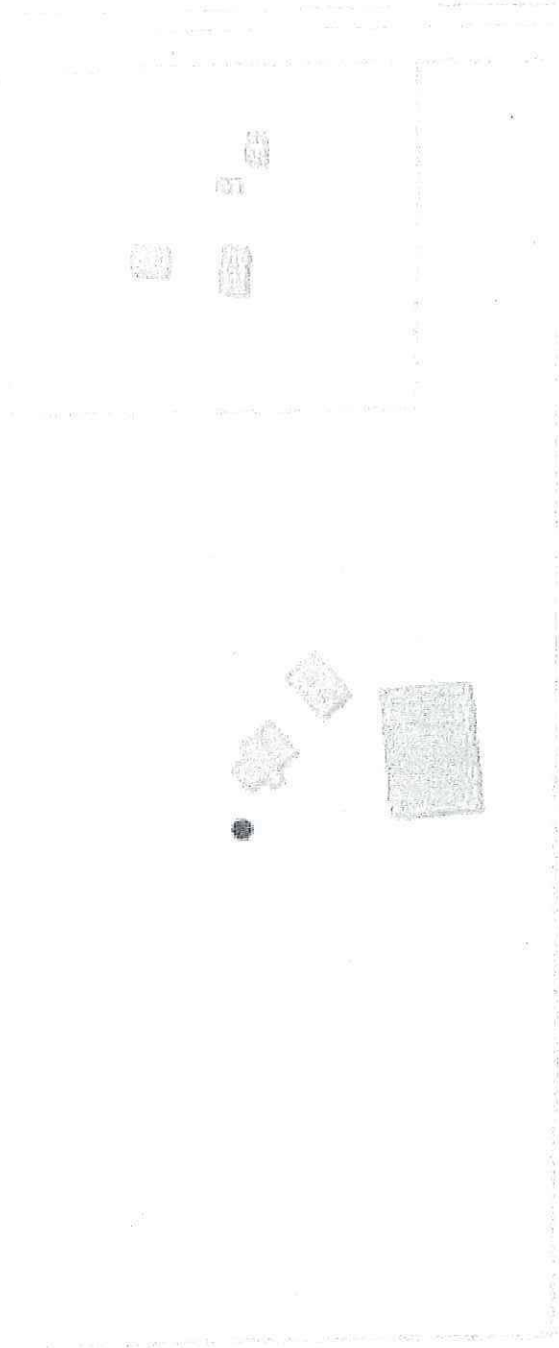
7. The proposed conditional use is consistent with adopted Town and County Comprehensive Plans. Yes, the proposed conditional use is consistent with the Township and County's comprehensive plans.

8. If located in the Farmland Preservation (FP) area, the conditional use meets the necessary findings to be located in the district as per Dane County Code of Ordinances Section 10.220(1)  
The conditional use is not located in a Farmland Preservation area.





138



To the left are properties 4333 and 4321 State Road 138 from DCiMaps. Both properties are owned by Valerie Ahl and Timothy Allen.

Our proposed rezoning is for the larger, 15 acre parcel, which is to the back of the property (from State Road 138). The large square is the existing barn with stalls, and that is the proposed location for the bathroom. We would like to place a bathroom near the existing well hydrant, which is located in the south-west corner of the barn. We would consult with contractors regarding the soil test, and location for a septic system and drain field.



0510 081

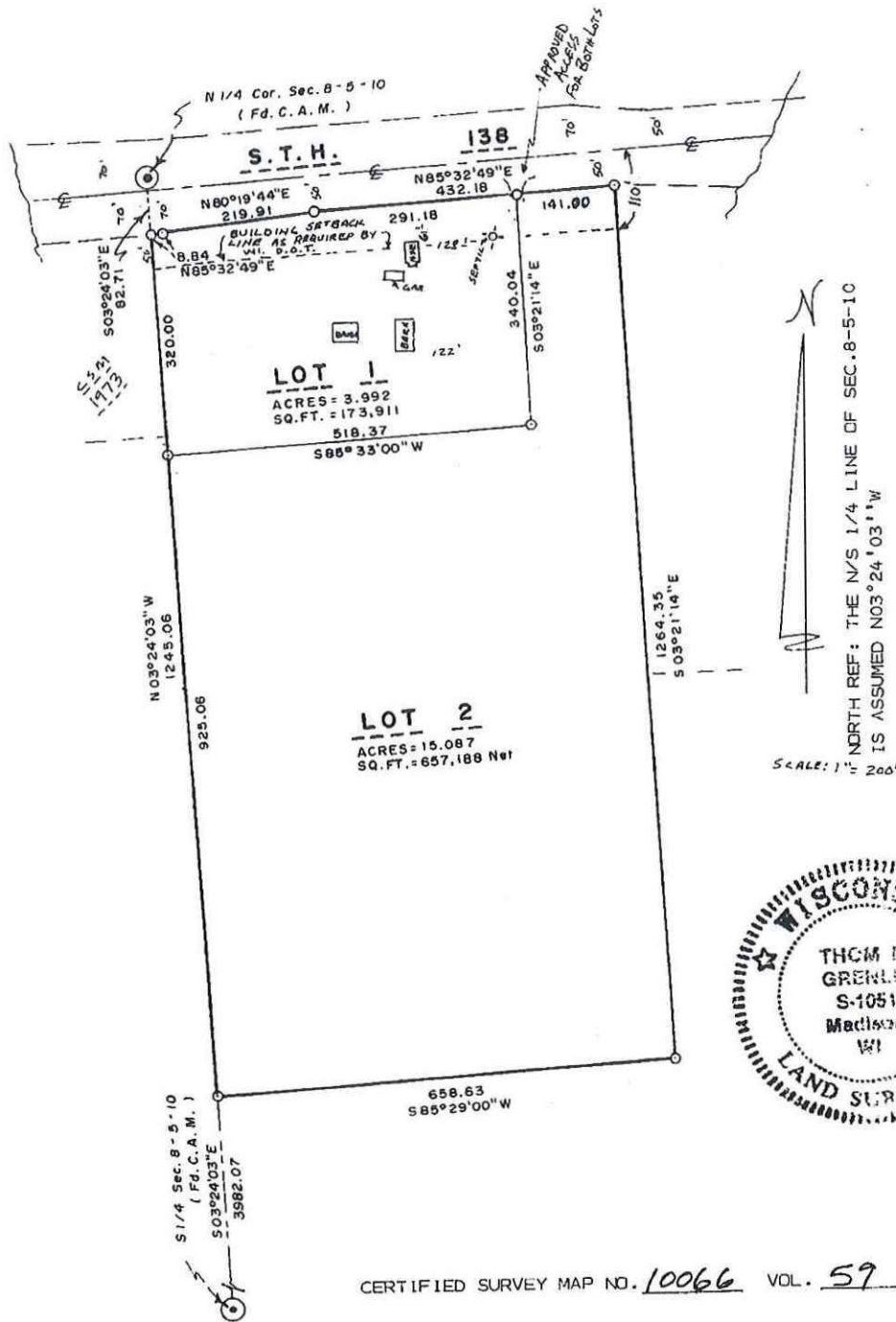
05000  
FORM NO. 985-A  
H.C. MBIAR

Stock No. 26273

000368

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.




### Parcel Number - 052/0510-081-8580-0

Current

[← Parcel Parents](#)

[Summary Report](#)

Parcel Summary		More +
Municipality Name	TOWN OF RUTLAND	
Parcel Description	LOT 2 CSM 10066 CS59/11&12-6/6/2001 DESC...	
Owner Names	TIMOTHY F H ALLEN VALERIE AHL	
Primary Address	4321 STATE HIGHWAY 138	
Billing Address	4321 STATE HIGHWAY 138 OREGON WI 53575	

Assessment Summary		More +
Assessment Year	2019	
Valuation Classification	G1 G4	
Assessment Acres	15.087	
Land Value	\$101,400.00	
Improved Value	\$341,400.00	
Total Value	\$442,800.00	

Show Valuation Breakout