

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
06/20/2018	DCPREZ-2018-11326
Public Hearing Date	C.U.P. Number
08/28/2018	DCPCUP-2018-02431

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TAMI AND TRACY BAHR	PHONE (with Area Code) (608) 206-4724	AGENT NAME GRETCHEN ARNDT HOERNKE	PHONE (with Area Code) (608) 772-1728
BILLING ADDRESS (Number & Street) 1408 ASHBURN WAY		ADDRESS (Number & Street) 5204 BRAODHEAD ST	
(City, State, Zip) VERONA, WI 53593		(City, State, Zip) MCFARLAND, WI 53558	
E-MAIL ADDRESS TAMI@TRIQUESTRIAN.COM		E-MAIL ADDRESS GRETCHEN@THEHORSEFIRST.NET	


ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
996 STORYTOWN ROAD					
TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-171-9210-4					

REASON FOR REZONE	CUP DESCRIPTION
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REZONE TO ALLOW FOR A HORSE BOARDING FACILITY AND SANITARY FIXTURES	HORSEBOARDING AND SANITARY FIXTURES <i>and unlimited livestock on 3-16 acres</i>
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-4 Agriculture District	A-2 (8) Agriculture District	13.41	10.126(3)(o), 10.126(3)(x), <i>10.126(3)(p)</i>	13.41

C.S.M REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS SLJ3	SIGNATURE:(Owner or Agent) 
Applicant Initials _____	Applicant Initials _____	Applicant Initials _____		PRINT NAME: <i>Gretchen Hoernke</i>

DATE: <i>6/20/18</i>



DANE COUNTY
PLANNING & DEVELOPMENT

Zoning Change Application

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 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	<u>Tami and Tracy Bahr</u>	Agent's Name	<u>Gretchen Arndt Hoernke</u>
Address	<u>1408 Ashburn Way, Verona, WI 53593</u>	Address	<u>5204 Broadhead St, McFarland, WI 53558</u>
Phone	<u>(608) 206-4724</u>	Phone	<u>(608) 772-1728</u>
Email	<u>tami@triquestrian.com</u>	Email	<u>gretchen@thehorsefirst.net</u>

Town: Oregon Parcel numbers affected: 050917192104

Section: PT 17 Property address or location: 996 Storytown Road, Town of Oregon

Zoning District change: (To / From / # of acres) From A- 4 to A - 2 (8). 13.410 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:

The property is currently zoned A-4 but has a pre-existing house and 2 outbuildings on property but appears to meet A - 2 (8) zoning requirements. Our plan is to use the property for a horse boarding business by building a 60 x 120 riding arena, a 50 x 100 mixed use building with office area, bathroom, and heated indoor riding space, and a 30 x 70 feed barn. Construction of these buildings will likely occur in a phased proces with the riding arena and feed barn in phase one and the mixed use building in phase two. No change to the zoning boundaries is needed.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
 Submitted By: Tami Bahr Date: 06/20/2018



DANE COUNTY
PLANNING & DEVELOPMENT

Conditional Use Application

Application Fee: \$486 Mineral Extraction: \$1136

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 6 standards of a Conditional Use

Owner	<u>Tami & Tracy Bahr</u>	Agent	<u>Gretchen Arndt Hoernke</u>
Address	<u>1408 Ashburn Way</u>	Address	<u>5204 Broadhead St.</u>
Phone	<u>Verona WI 53593</u>	Phone	<u>McFarland WI 53558</u>
	<u>608-206-4724</u>		<u>608-772-1728</u>
Email	<u>tami@trigvestrian.com</u>	Email	<u>gretchen@thehorsefirst.net</u>

Parcel numbers affected: 050917192104 Town: Oregon Section: 17-5-9
 Property Address: 996 Storytown Rd
Town of Oregon, WI

Existing/ Proposed Zoning District : A-4 Proposed A-2(8)

- o Type of Activity proposed:
- 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 Six Standards of CUP (see back)

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: Tami Bahr

Date: 4/20/18

Six Standards of a Conditional Use Permit
996 Storytown Rd. Brooklyn, WI 53521

- 1) The property will have a maintained perimeter fence which contains the horse pastures and riding areas. All horse activities will happen on the property and within fenced in areas. Customer services will also be within these areas. Manure will be managed at a designated area West of the driveway where it will be composted and removed. The property will be maintained in a natural way with the cultivation of tall grasses and native plants. The aesthetics will be geared towards a calm and peaceful environment for customers and the neighborhood. Thus the conditional use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.
- 2) We are aware of the Weiman Airstrip located to the West and will not interfere with it's use. There will not be any use of loudspeakers and external lighting will be kept to a minimum. We also will abide by reasonable operating hours. Thus the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired.
- 3) The operations of the farm will be contained on-site and not be disruptive to neighboring properties. Thus the conditional use will not impede the normal and orderly development and improvement of the surrounding property.
- 4) The existing driveway will be upgraded to support customer use as well as provide access to the buildings by emergency vehicles, deliveries, and utility vehicles. A preliminary review letter will be obtained to assess the site for erosion and stormwater control needs. The necessary erosion and stormwater control plans will be developed and the permits obtained. Upon addition of sanitary plumbing fixtures, we will add a septic system as needed.
- 5) The existing driveway will be widened at the entrance as needed to allow for 2 vehicles to pass. The culvert will be upgraded as needed to support the ingress and egress of customers. Adequate parking and an overflow parking area will be provided. There will be no parking on Storytown Rd.

- 6) We will work with the Town of Oregon and Dane County to abide by regulations and consult with the local approving authorities in the development of the property.

Conditional Use Application

996 Storytown Rd.

Town of Oregon, WI 53521

Unlimited Livestock 3-16 acres

Horse Boarding and Riding Stables

Sanitary plumbing fixtures in agricultural accessory buildings on parcels over 5 acres

Rezone Petition from A-4 to A-2(8)

- Legal Description: SEC 17-5-9 SW1/4 NE1/4 EXC CSM 7188
- Scaled Drawing: See Attachment 1
- Scaled Map neighboring land uses: See Attachment 2
- Written Operations Plan

Triquestrian, LLC provides Equine Assisted Psychotherapy and Equine Assisted Learning activities to participants. We hold individual and small group sessions up to 20 people. We will also provide horse boarding. We would like to be able to board up to 20 horses.

Hours of operation will be Monday through Saturday 9am to 5pm with 2-3 weeknights operating until 8pm.

There are 5 employees plus the owner, and we anticipate adding 2 employees to facilitate psychotherapy sessions. The existing house will be rented to one of the employees who will provide horse care.

Customers will attend hour long sessions. We anticipate being able to see up to 2 customers at a time throughout the day. A few times a week we may host a group session of longer duration and see up 6-12 customers during that time. We have planned a parking area to accommodate 12 cars, as well as having designated overflow parking on the property. We will provide restrooms for the customers either in the form of an ADA Port-a-Potty, or through the construction of an ADA bathroom in the office portion of the buildings.

Outdoor storage for maintenance equipment, fencing supplies, and farm vehicles will be located alongside the cold storage pole building to be built East of the existing residence. It

will be contained within a fence. There is ~ 1,000sq/ft designated for outdoor storage.

The outdoor activities of the farm will include horse riding, horse groundwork, mindfulness and meditation, walking trails, and small scale gardening.

There will be dusk to dawn lighting at the main parking area and entrance of the barns. There will be manual exterior lighting on the porch of the main barn, off the Eastern side of the arena barns, and at the entrance of the existing small shop near the house.

There will be no outside loudspeaker system.

We propose a sign to be placed West of the driveway entrance. The sign will include the name of the farm (yet to be determined), as well as Triquestrian, LLC and the Triquestrian logo.

Trash Removal procedures will be taking trash and recycling to the Town of Oregon Recycling Center located at 1067 Storytown Rd. Oregon , WI.

- Six Standards of a Conditional Use: See Attached 3

Legal Description

The southern 425 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, T05N, R09E, Town of Oregon, Dane County, Wisconsin

NOTE: Area will be part of a certified survey map.



8 6 4 1 5 0 6
Tx:8507970

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

Document Number

Document Name

THIS DEED, made between Melissa A. Judd
as Trustee of the Patricia M. Feller Living Trust, dated July 12, 2004,

("Grantor," whether one or more), and Steven C. Ace and Susan L. Ace, husband and wife

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Dane County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The Southwest 1/4 of the Northeast 1/4 of Section 17, Township 5 North, Range 9 East, in the Town of Oregon, Dane County, Wisconsin; EXCEPT Lots One (1) and Two (2), Certified Survey Map No. 7188, recorded in Volume 36 of Certified Survey Maps for Dane County, Pages 247, as Document No. 2500288. Also the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 5 North, Range 9 East, in the Town of Oregon, Dane County, Wisconsin.

**DOCUMENT #
5046606**

**01/03/2014 08:58 AM
Trans. Fee: 1005.00**

**Exempt #:
Rec. Fee: 30.00
Pages: 1**

Recording Area

Name and Return Address
Steven and Susan Ace
501 County Hwy D
Brooklyn, WI 53521

042-0509-171-9210-4 and
042-0509-174-8500-2

Parcel Identification Number (PIN)

Dated December 27, 2013.

(SEAL) Melissa A. Judd (SEAL)
* Melissa A. Judd

(SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____
authenticated on _____

Julie Johnson
Notary Public
State of Wisconsin

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Atty. Matthew K. McCasland
Middleton, WI 53562

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss. T-335,000
Dane COUNTY) (1,005.00)

Personally came before me on 12-27-13
the above-named Melissa A. Judd (1)

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

* _____
Notary Public, State of Wisconsin
My commission (is permanent) (expires: 1-31-16)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

TRUSTEE'S DEED

STATE BAR OF WISCONSIN

FORM NO. 7-2003

*Type name below signatures.

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WEIMAN LIVING TR DAVID W R & PEGGY A
6031 LAWRY CT
OREGON WI 53575

FREDERICK R CLARK
MARY J CLARK
950 TIPPERARY RD
OREGON WI 53575

GUY T JUDD
MELISSA A JUDD
1040 STORYTOWN RD
BROOKLYN WI 53521

STEVEN C ACE
SUSAN L ACE
7105 NORTH SHORE DR
BELLEVILLE WI 53508

JACKSON REV TR JOSEPH W III & LINDA L
6034 LAWRY CT
OREGON WI 53575

ROOT JT REV TR STEPHEN L & PENNY S
993 TIPPERARY RD
OREGON WI 53575

STEVEN C ACE
SUSAN L ACE
7105 NORTH SHORE DR
BELLEVILLE WI 53508

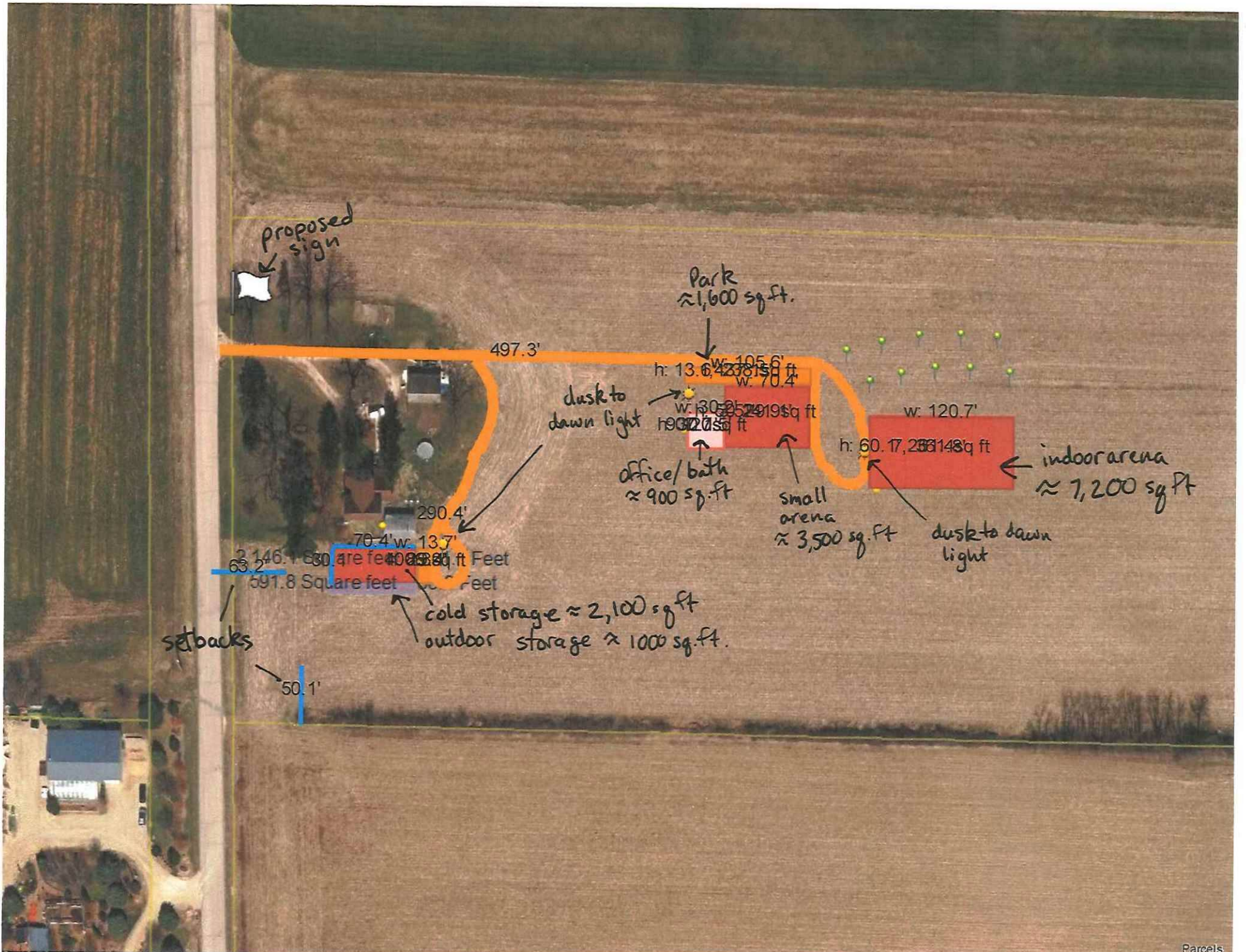
Current Owner
PO BOX 277
WAUNAKEE WI 53597

ROFFE REV TR SAMANTHA S M
RONALD N SCHRAUFNAGEL
965 STORYTOWN RD
BROOKLYN WI 53521

ROFFE REV TR SAMANTHA S M
RONALD N SCHRAUFNAGEL
965 STORYTOWN RD
BROOKLYN WI 53521

Current Owner
PO BOX 277
WAUNAKEE WI 53597

ROBERT P LEVIN JR
SUSAN M LEVIN
945 STORYTOWN RD
BROOKLYN WI 53521



Proposed sign

Park
≈ 1,600 sq ft.

497.3'

h: 13.6'
w: 105.6'
w: 70.4'
w: 30.25'
h: 25.2'

dusk to dawn light

office/bath
≈ 900 sq ft

small arena
≈ 3,500 sq ft

h: 60.17, 28.148'

indoor arena
≈ 7,200 sq ft

dusk to dawn light

cold storage ≈ 2,100 sq ft
outdoor storage ≈ 1000 sq ft.

2146.1 Square feet
63.2'
70.4' w: 13.7'
400.588 sq ft
591.8 Square feet

setbacks

50.1'

ArcGIS ▾ Dane County Zoning Map

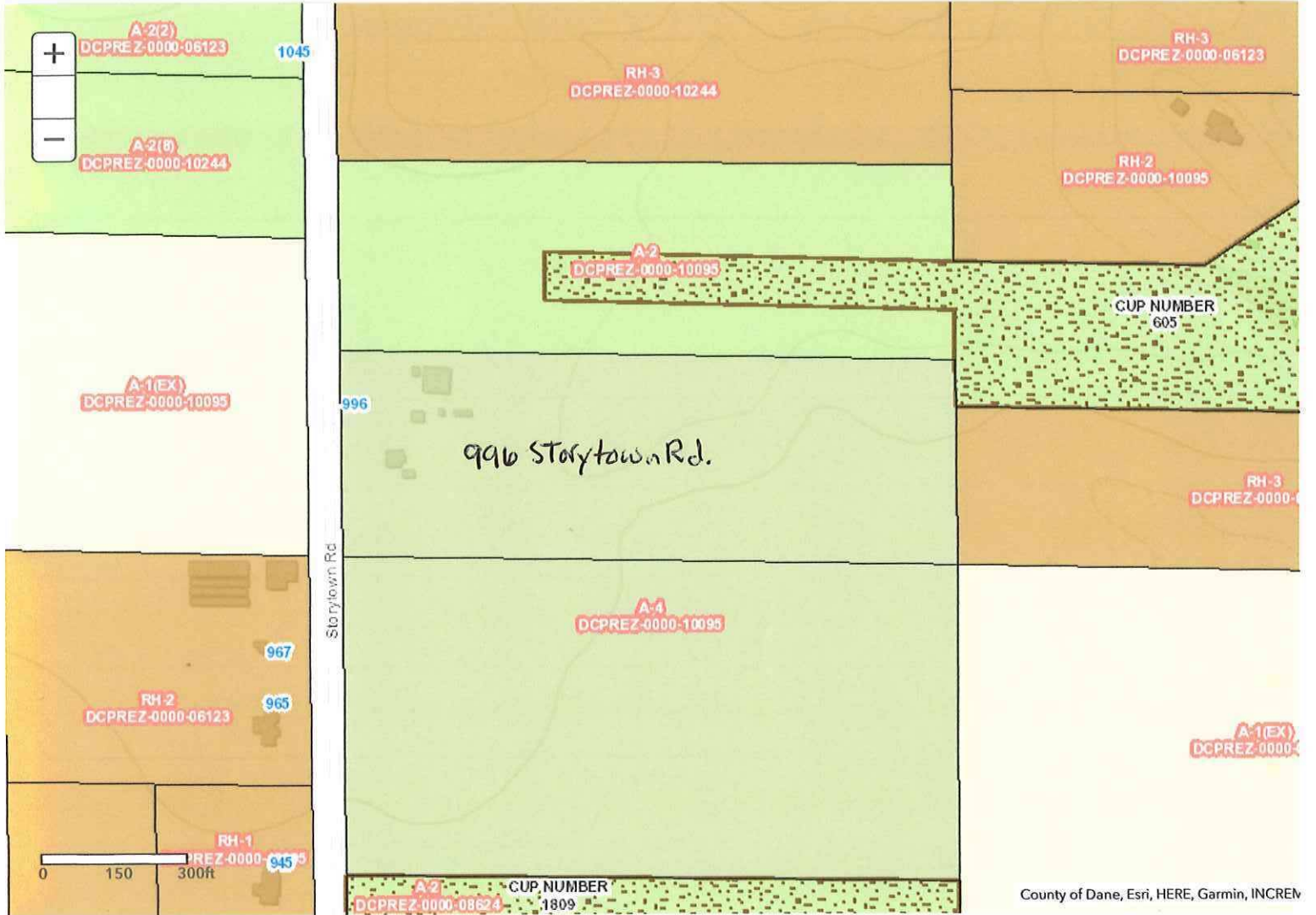
Details | Basemap |

Share

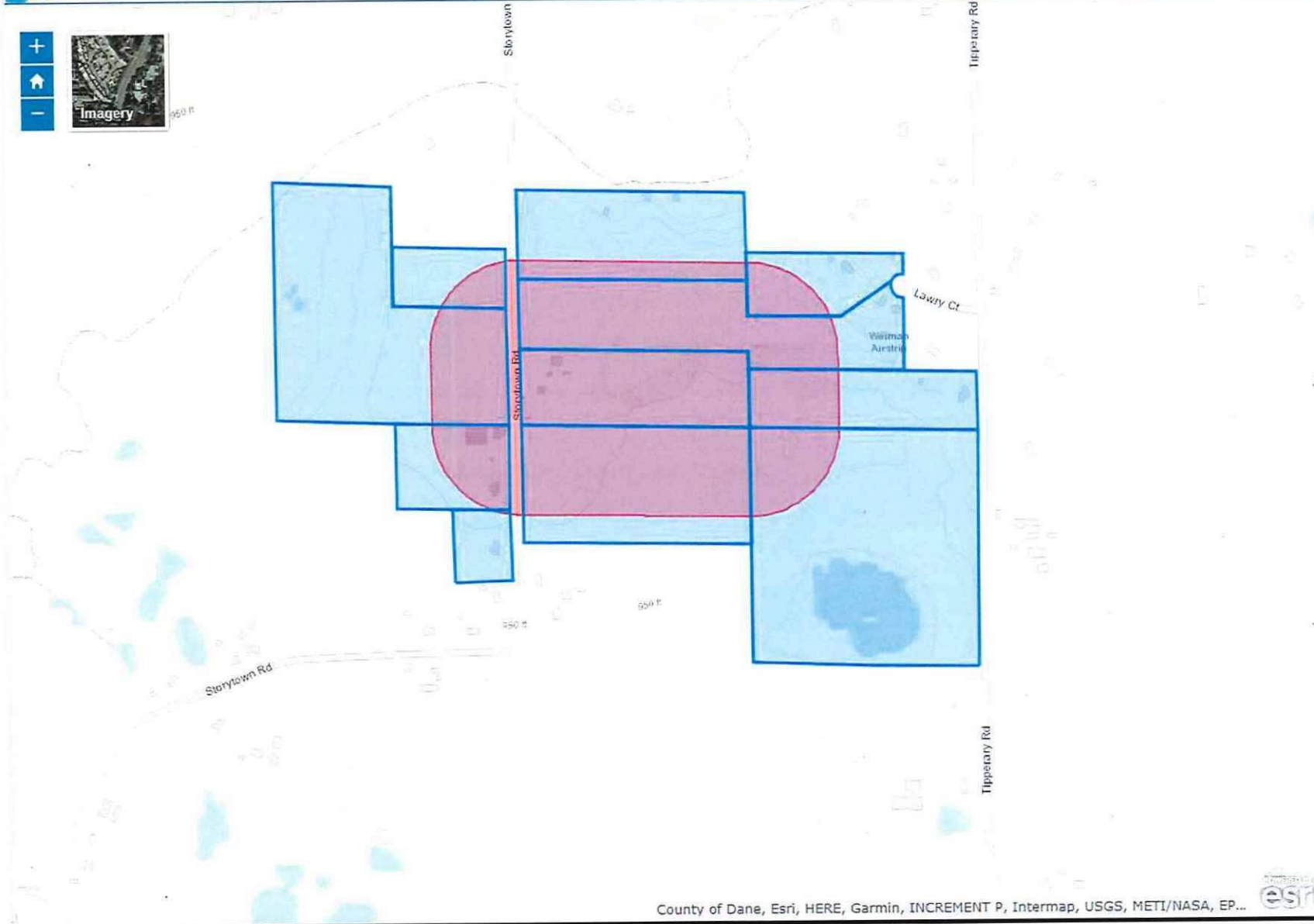
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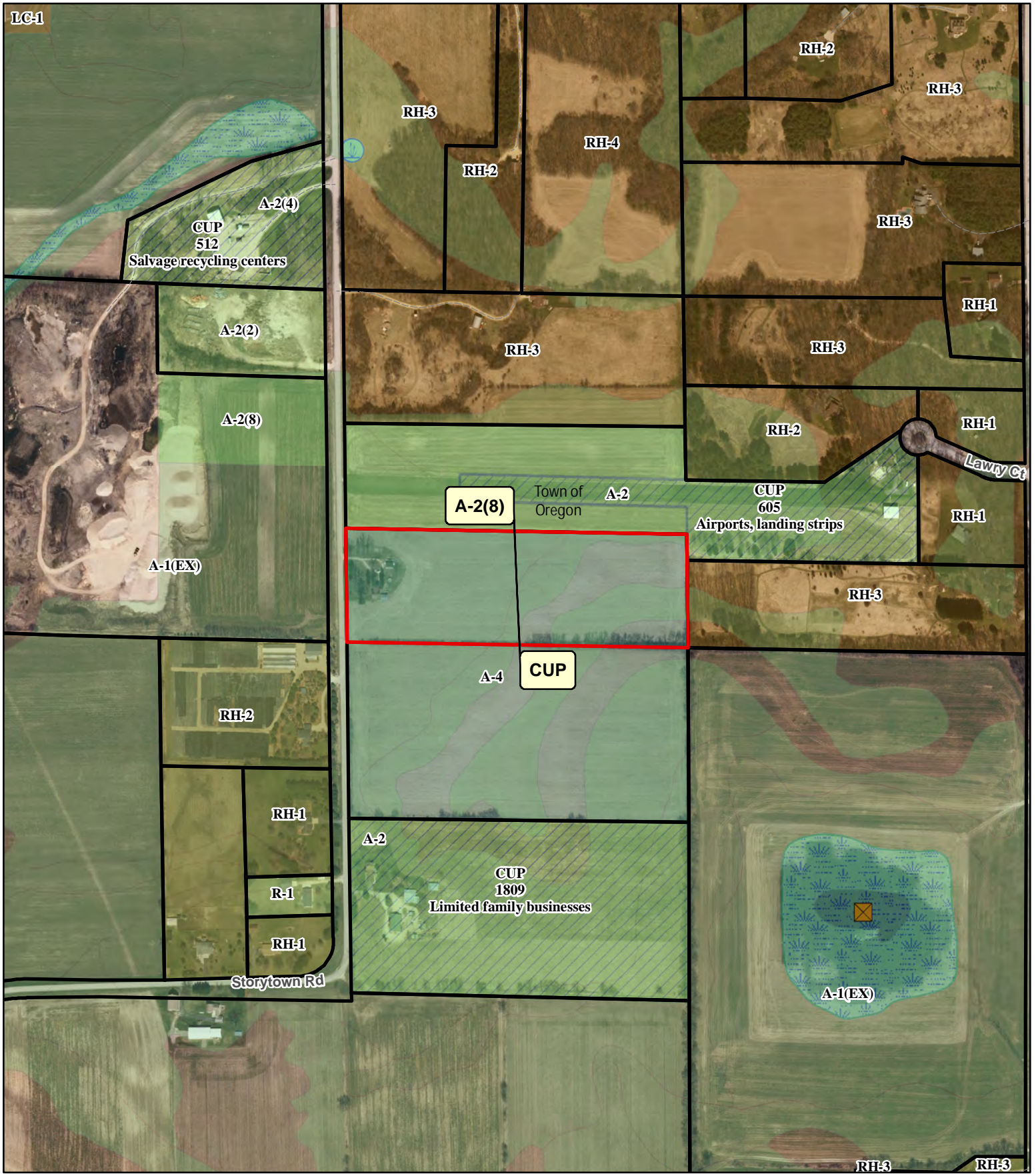
Measure

996 Storytown Rd, Brc



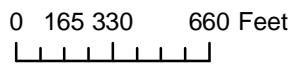
County of Dane, Esri, HERE, Garmin, INCREV





Legend

-  Wetland
-  Floodplain
- Significant Soils**
-  Class 1
-  Class 2



Petition 11326 /CUP 2431
TAMI AND TRACY BAHR