

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
03/14/2019	DCPREZ-2019-11419
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
05/28/2019	DCPCUP-2019-02467

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME RONALD L TRACHTE	PHONE (with Area Code) (608) 345-5700	AGENT NAME <input type="checkbox"/>	PHONE (with Area Code)
BILLING ADDRESS (Number & Street) 2259 TOWER DR		ADDRESS (Number & Street) <input type="checkbox"/>	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip)	
E-MAIL ADDRESS RONTRACHTE@GMAIL.COM		E-MAIL ADDRESS	


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	
1397 RAMSEY RD					
TOWNSHIP ALBION	SECTION 6	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0512-063-8030-8					

REASON FOR REZONE	CUP DESCRIPTION
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ZONING TO ALLOW CUP FOR DOMESTIC PET BOARDING	DOMESTIC PET BOARDING
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
FP-35 (General Farmland Preservation) District	RM-16 (Rural Mixed-Use, 16 acres and up) District	35.8	10.234(3)(e)	35.8

<b>C.S.M REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RLT</u>	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials <u>RLT</u>	<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials <u>RLT</u>	<b>INSPECTOR'S INITIALS</b>  HJH3	<b>SIGNATURE: (Owner or Agent)</b> 
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<b>PRINT NAME:</b> Ronald L Trachte
<b>DATE:</b> 3-14-19



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.

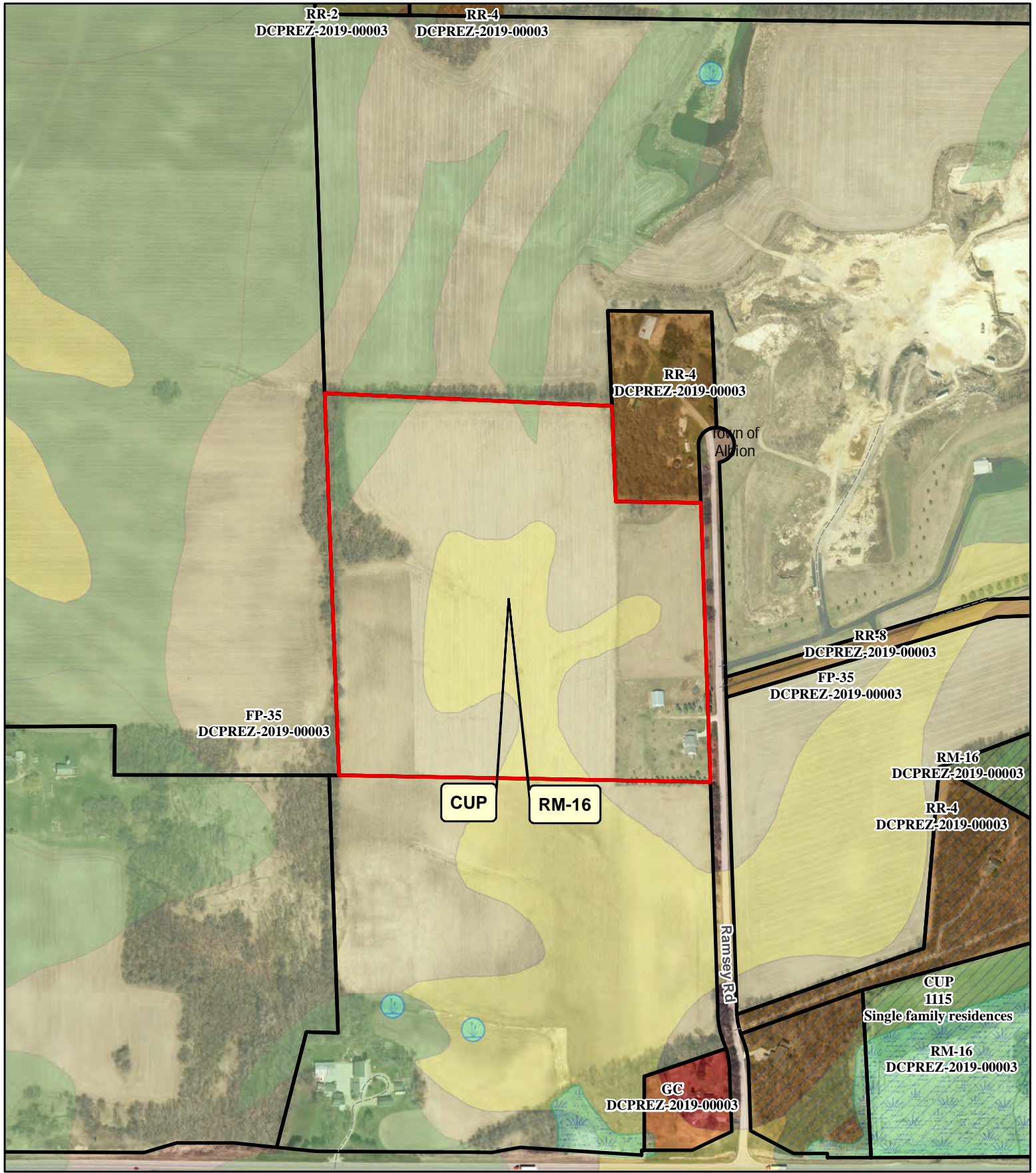
Owner's Name Ron Trachte Agent's Name \_\_\_\_\_  
 Address 2259 Tower Dr. Stoughton, WI Address \_\_\_\_\_  
 Phone 608-345-5700 53589 Phone \_\_\_\_\_  
 Email rontrachte@gmail.com Email \_\_\_\_\_

Town: Albion Township Parcel numbers affected: 05A-063-8030-8  
 Section: 6 Property address or location: 1397 Ramsey Rd Stoughton, WI 53589  
 Zoning District change: (To / From / # of acres) Rm16

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

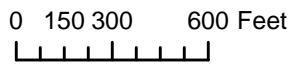
Narrative: (reason for change, intended land use, size of farm, time schedule)  
 Separation of buildings from farmland  
 Creation of a residential lot  
 Compliance for existing structures and/or land uses  
 Other:  
To permit the construction & operation of a dog boarding facility on this property.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
 Submitted By: [Signature] Date: 3-14-19  
Ron Trachte



**Legend**

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



**Petition 11419 /CUP 2467**  
**RONALD L TRACHTE**



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

Conditional Use Application

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

Items required to be submitted with application:

- Written Legal Description of Conditional Use Permit boundaries
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.
Scaled map showing neighboring area land uses and zoning districts
Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
Written statement on how the proposal meets the 6 standards of a Conditional Use

Owner: Ron Trachte, Agent:
Address: 2259 Tower Dr, Address:
Phone: 608-345-5700, Phone:
Email: rontrachte@gmail.com, Email:

Parcel numbers affected: 0512-063-8030-8, Town: Section:

Property Address: 1397 Ramsey Rd, Stoughton, WI 53589

Existing/ Proposed Zoning District: FP-35 -> RM-16

Type of Activity proposed: Domestic Pet animal boarding 10.234(3)(e)
Separate checklist for mineral extraction or cell tower uses must be completed.

- Hours of Operation
Number of employees
Anticipated customers
Outside storage
Outdoor activities
Outdoor lighting
Outside loudspeakers
Proposed signs
Trash removal
Six Standards of CUP (see back)

See Attached

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: Ron Trachte

Date: 3-14-19

## Six Standards of a Conditional Use Permit

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

*See attached*

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.
  
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.
  
3. That 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.
  
4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.
  
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.
  
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

## Conditional Use Permit Application Requirements per sec. 10.255(2)(e), Dane County Code of Ordinances

*Site Plan.* All applications for a conditional use permit must be accompanied by a site plan, drawn to a scale large enough to show detail, that includes, at a minimum the following information:

- a. All buildings and all outdoor use and / or storage areas, existing and proposed, including provisions for water and sewer. Existing and proposed uses must be clearly labeled.
- b. All dimensions and required setbacks, side yards and rear yards.
- c. Location and width of all driveway entrances onto public and private roadways, and of all interior roads or driveways. Traffic flow patterns must be indicated.
- d. Parking lot layout in compliance with Section 10.18 of the Dane County Zoning Ordinance.
- e. Proposed loading/unloading areas.
- f. Zoning district boundaries in the immediate area. All districts on the CUP property and on all neighboring properties must be clearly labeled.
- g. All natural features such as lakes, ponds, streams (including intermittent watercourses), flood zone and wetland areas, and slopes over 12% grade.
- h. The Zoning Administrator may require, at his or her discretion, site plans to show additional detail, including, but not limited to contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, and possible future expansion areas.

*Operational Plan.* All applications for a conditional use permit must be accompanied by an operational plan that describes, at a detail acceptable to the Zoning Administrator, the following characteristics of the operation:

- a. Hours of operation.
- b. Number of employees.
- c. Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- d. Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- e. Compliance with county stormwater and erosion control standards under Chapter 11 or Chapter 14, Dane County Code.
- f. Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison & Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- g. Facilities for managing and removal of trash, solid waste and recyclable materials.
- h. Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- i. A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- j. Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- k. Signage.

Dane Co

March 12, 2019

Dane County Zoning  
210 Martin Luther King Jr. Blvd., Room 116  
Madison, WI 53703

Subject: **Conditional Use Permit for a Dog Boarding Facility**

Location: 1397 Ramsey Road, Albion Township, Stoughton, WI 53589

Property Owner: Ron Trachte

**Letter of Intent**

SCOPE: I presently own 38.5 acres at the above address with one residence on the property, which includes a fully functioning dog grooming business with 2 – 3 full time employees.

I am applying for a Conditional Use Permit to build and operate a relatively small dog boarding facility with (19) suites, (high end dog kennels). In addition, the dog grooming operation presently located in the house will move into the new boarding facility.

CONSIDERATIONS (for accepting the CUP):

The two principals who will run the business love dogs and always knew they'd operate their own boarding facility. They are broadly experienced and diversely educated: **Business Owner** (Natasha) was trained as a groomer and worked as a groomer and vet tech for 11 years for others. And since 2010 has owned and operated her own successful grooming business . And **Operation Manager**, (Amanda) is degreed in Animal Science, has worked as an accredited vet tech since 2007, most recently with the Wisconsin Veterinary Clinic in general medicine and specialty care. Together they "know" what it takes to run a successful and accommodating (to the neighbors) boarding facility, which is reflected in the following design considerations:

The number of suites has been limited, in part to restrict the added road traffic impact which, with the number of suites proposed, would add 3 to 5 cars per day to Ramsey Road traffic.

The proposed weekend hours of operation are limited in respect for the few neighbors that are on Ramsey Road, (although the nearest neighbor would be the active stone quarry immediately across Ramsey Road from the proposed boarding facility.)

Each individual dog suite will have insulated walls and ceiling and the proposed building construction shell will be fully insulated to state mandated R value, all to mitigate inside dog barking noise transference to the outside.

Thank you for your consideration in this Conditional Use Permit request.

Respectfully submitted,

\_\_\_\_\_  
Ron Trachte

## Required Submittal Information

1. A letter explaining how the six (6) standards of obtaining a CUP are being met. (See below)

## 2. Narrative on operations:

Explain, in detail, the business or planned activity: Canine boarding and grooming facility

- The boarding area will be equipped with individual rooms/suites not cages. Each room/suite will include floor to ceiling walls with noise minimizing materials, visual stimulation (TV), and an exterior door leading to a private outdoor exercise space. Outdoor exercise time will be weather and dog guest temperament dependent. A communal exercise space will be provided for limited group interaction depending on dog guest temperament and physical ability. Projected focus and room accommodations are focused on special need dog guests. For example: elderly, medically managed, those with physical restrictions, etc..
- The grooming facility will be a full service by appointment only pet salon. (already existing in-home business, established 04/2018)

Provide proposed hours of operation:

M-F 8:00am-6:00pm (Boarding and Grooming)

Sat- 8:00am-10am (Boarding only)

Sun-8:00am-9:00am, 4:00pm-5:00pm (Boarding only)

Anticipated number of employees and patrons:

Boarding Employees: 2

Grooming Employees: 2-3

Patron traffic for grooming: 6-10/ day (already existing-attached as an in-home business)

Patron traffic for boarding: estimating 3-5/day

Any outside activities or storage; and any noise, odors, or debris created as part of the activity:

All outdoor activities will be weather and dog guest temperament dependent. To minimize the stress on other dog guests those who display excessive vocalizing or disruptive behavior will be individually walked outside and exercised within the indoor enclosure. This will also be our approach to curb or limit disruptive or excessive noise created by our dog guests. Immediate removal and disposed of all dogs created fecal matter in the receptacle described below. There are no plans for outdoor storage or accumulation of debris from the business on the property.

Explain how storm water, trash, traffic, or hazardous materials will be handled:

Storm water:

Sanitary Sewer:

A septic system will be installed to service the facility, specifics of which will be determined as the project advances.

Trash:

Will be housed in a designated receptacle (dumpster) on property that will be removed weekly by a licensed sanitary business. Currently Pellitteri waste systems.



Traffic:

Yes, traffic would increase due to the nature of the business. We have consciously limited business hours that are open to the public to daylight hours. Weekends are very limited with hopes to minimize traffic when surrounding residents are home. Additional traffic beyond the already established grooming business would be minimal. Estimated increase of 3-5 cars on average traffic days.

Hazardous materials:

The institute of Hazardous Materials Management ([www.ihmm.org](http://www.ihmm.org)) defines "a **hazardous material** as any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors." We have no plans or foreseeable issues where any such products would be used or needed for the operation of either department of this facility.

3. Site Plan/Operations Plan: Provide a scaled map showing all existing or proposed buildings; driveways and parking areas; greenspace; detention basins; sanitary systems; outdoor storage areas; outdoor activity areas; refuse area; exterior lighting locations; proposed screening; and improvements to control traffic or vehicular movement.

4. Neighborhood map: Provide a map showing existing zoning on surrounding lands and label existing land uses.

5. Building plans: If there are any buildings proposed, provide an elevation drawing of the building. Interior layout of building may be needed to describe indoor activities.

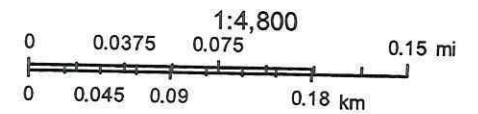
6. Other information: Specific studies may be needed to address committee or public concerns. Traffic, sound, groundwater, lighting, storm water, soils, or wetland studies may be needed to determine whether the land use is feasible in the location. Please consult with County Staff prior to conducting studies.

# Dane County Web Map



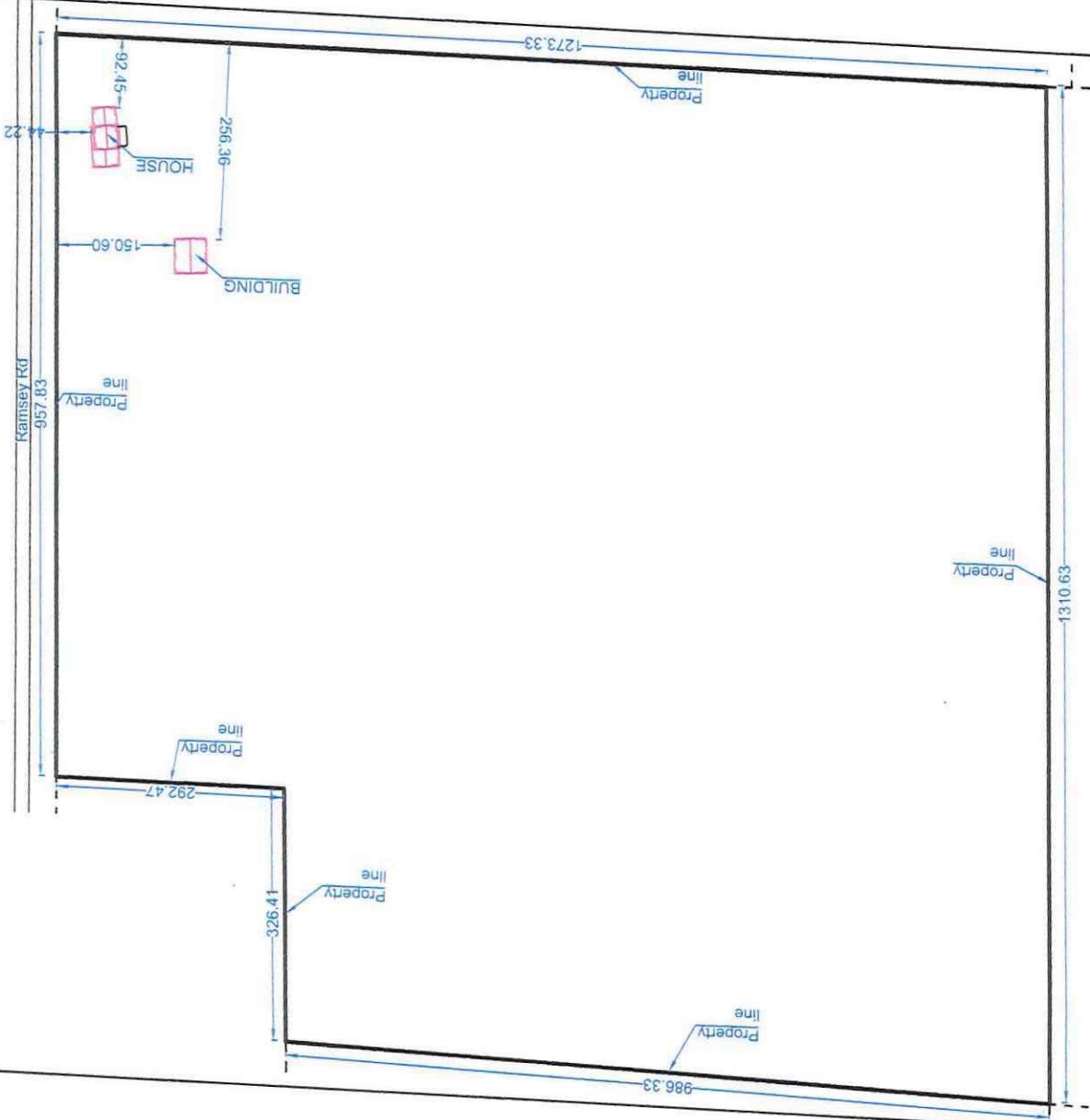
October 9, 2017

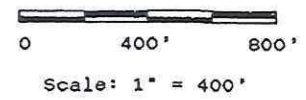
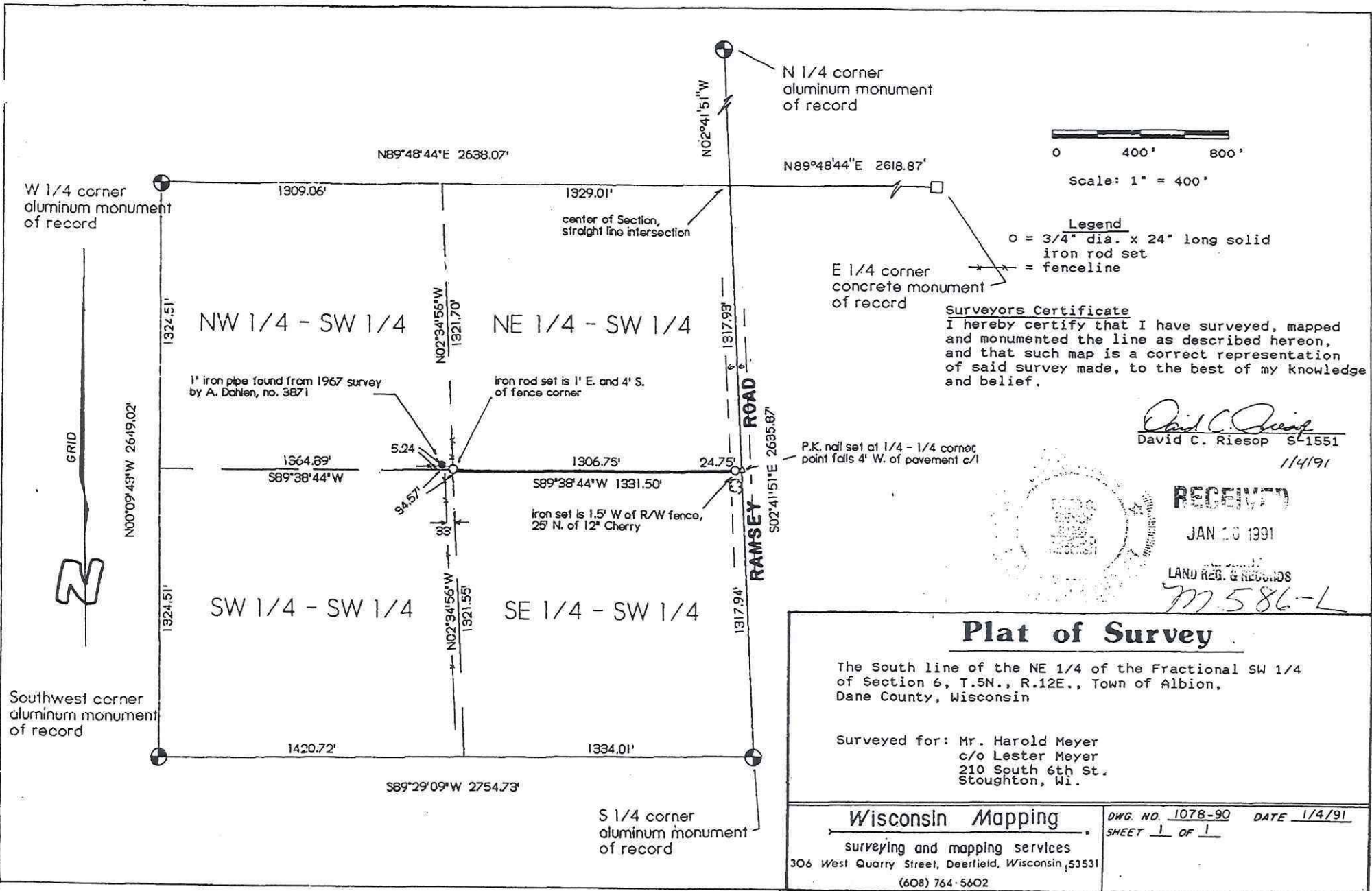
 Tax Parcels



NA  
Parcels

1387 Ramsey Rd  
Stoughton, WI 53589  
Scale 1"=150'

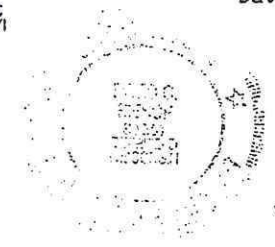




**Legend**  
 O = 3/4" dia. x 24" long solid iron rod set  
 --- = fenceline

**Surveyors Certificate**  
 I hereby certify that I have surveyed, mapped and monumented the line as described hereon, and that such map is a correct representation of said survey made, to the best of my knowledge and belief.

*David C. Riesop*  
 David C. Riesop S-1551  
 1/4/91



RECEIVED  
 JAN 20 1991  
 LAND REG. & RECORDS  
 77-586-L

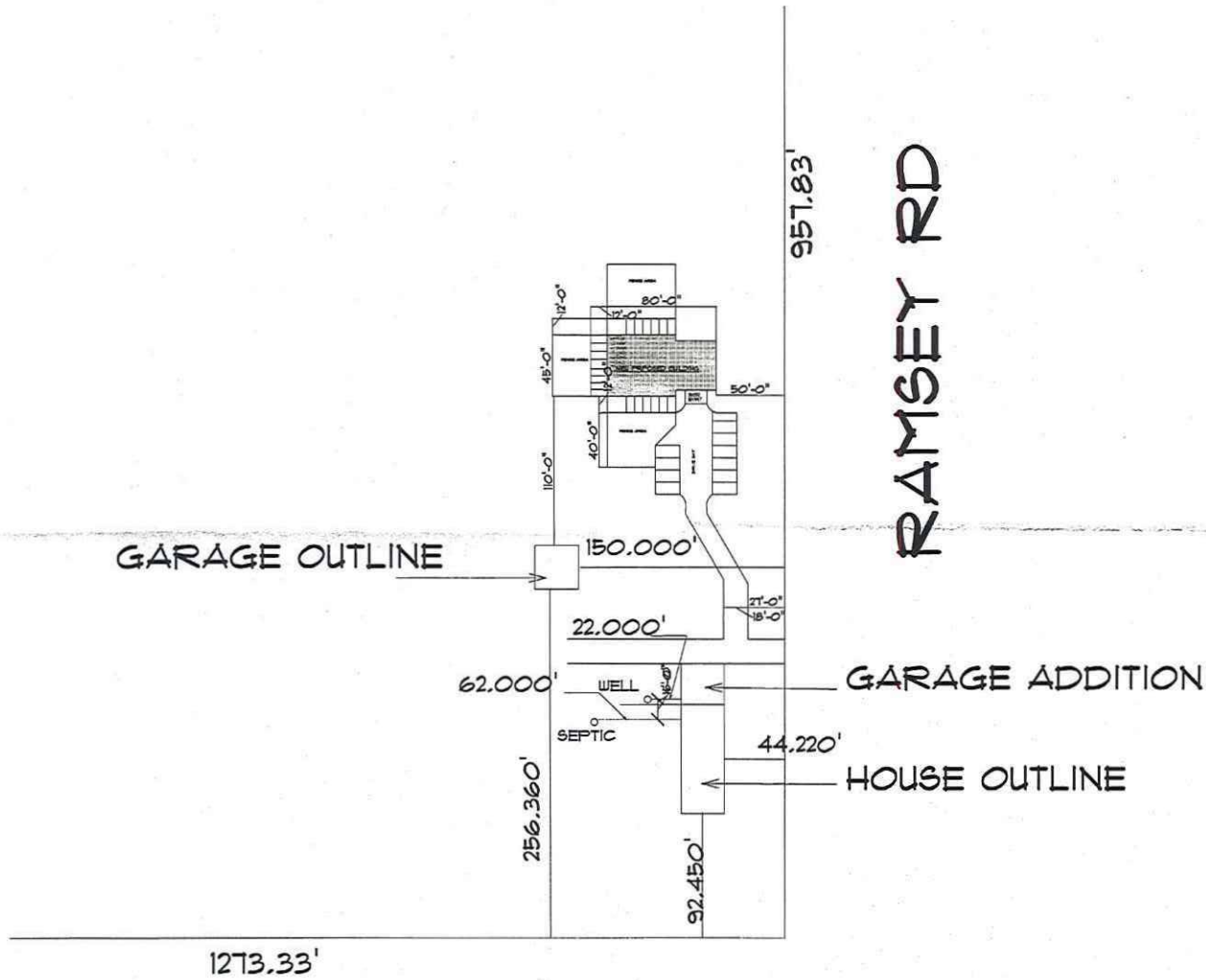
### Plat of Survey

The South line of the NE 1/4 of the Fractional SW 1/4 of Section 6, T.5N., R.12E., Town of Albion, Dane County, Wisconsin

Surveyed for: Mr. Harold Meyer  
 c/o Lester Meyer  
 210 South 6th St.  
 Stoughton, WI.

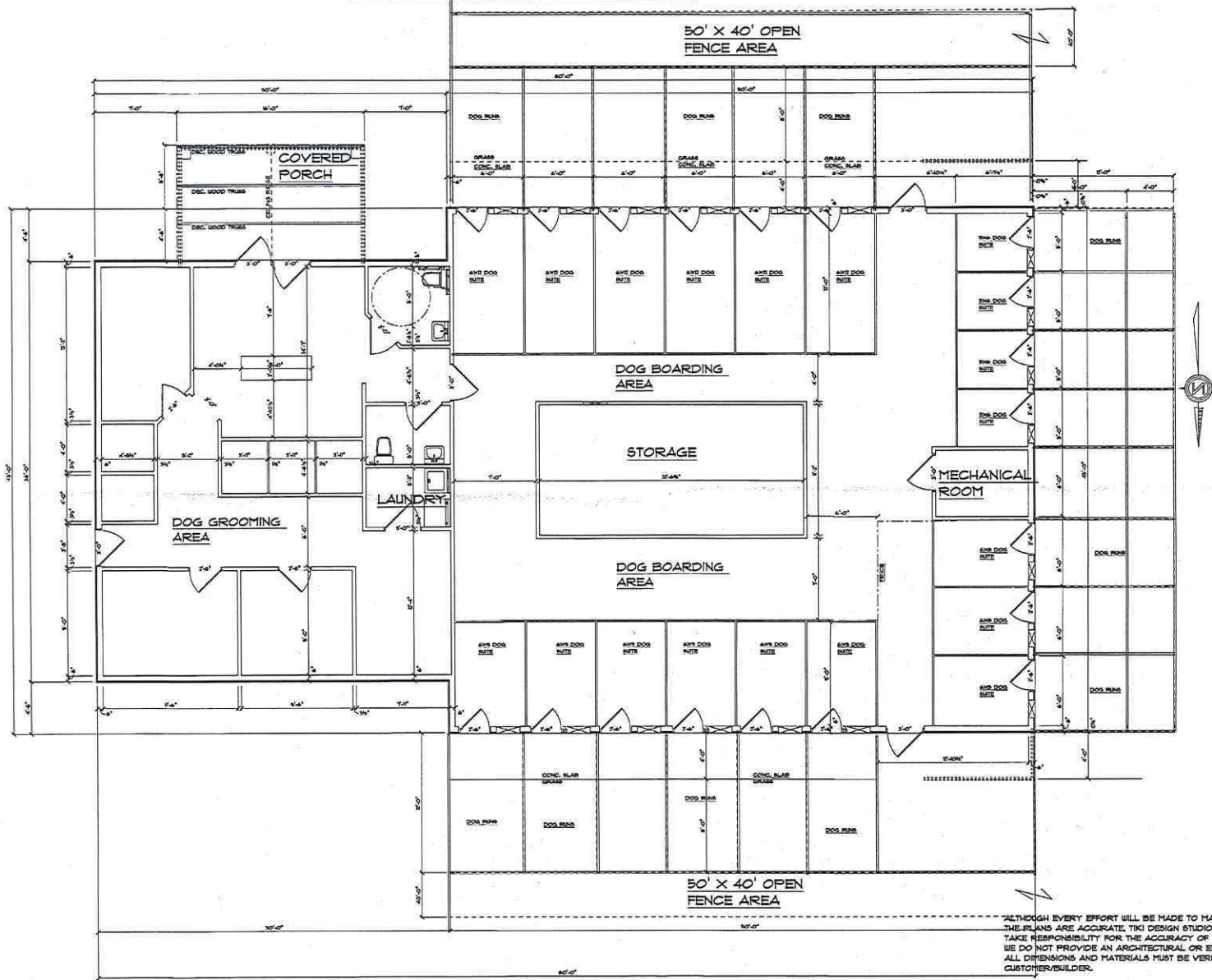
**Wisconsin Mapping**  
 surveying and mapping services  
 306 West Quarry Street, Deerfield, Wisconsin, 53531  
 (608) 764-5602

DWG. NO. 1078-90 DATE 1/4/91  
 SHEET 1 OF 1



SCALE 1"=40'

# COUNTRY KENNELS



ALTHOUGH EVERY EFFORT WILL BE MADE TO MAKE SURE THE PLANS ARE ACCURATE, TIKI DESIGN STUDIOS DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS. WE DO NOT PROVIDE AN ARCHITECTURAL OR ENGINEERING SERVICE. ALL DIMENSIONS AND MATERIALS MUST BE VERIFIED BY THE CUSTOMER/BUILDER.

ALL PLANS REMAIN THE PROPERTY OF TIKI DESIGN STUDIOS, DUPLICATING AND USE OF THIS PLAN IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM TIKI DESIGN STUDIOS IS PROHIBITED.

14000 INDEPENDENT DR.  
 CHARLOTTE, NC 28203  
 704-378-3854  
 WWW.TIKIDESIGNSTUDIOS.COM  
 #TIKIDESIGNSTUDIOS



COUNTRY KENNELS

JOB NAME:

BUILDER:

SCALE: 1/4" = 1'-0"

BUILDER INFO

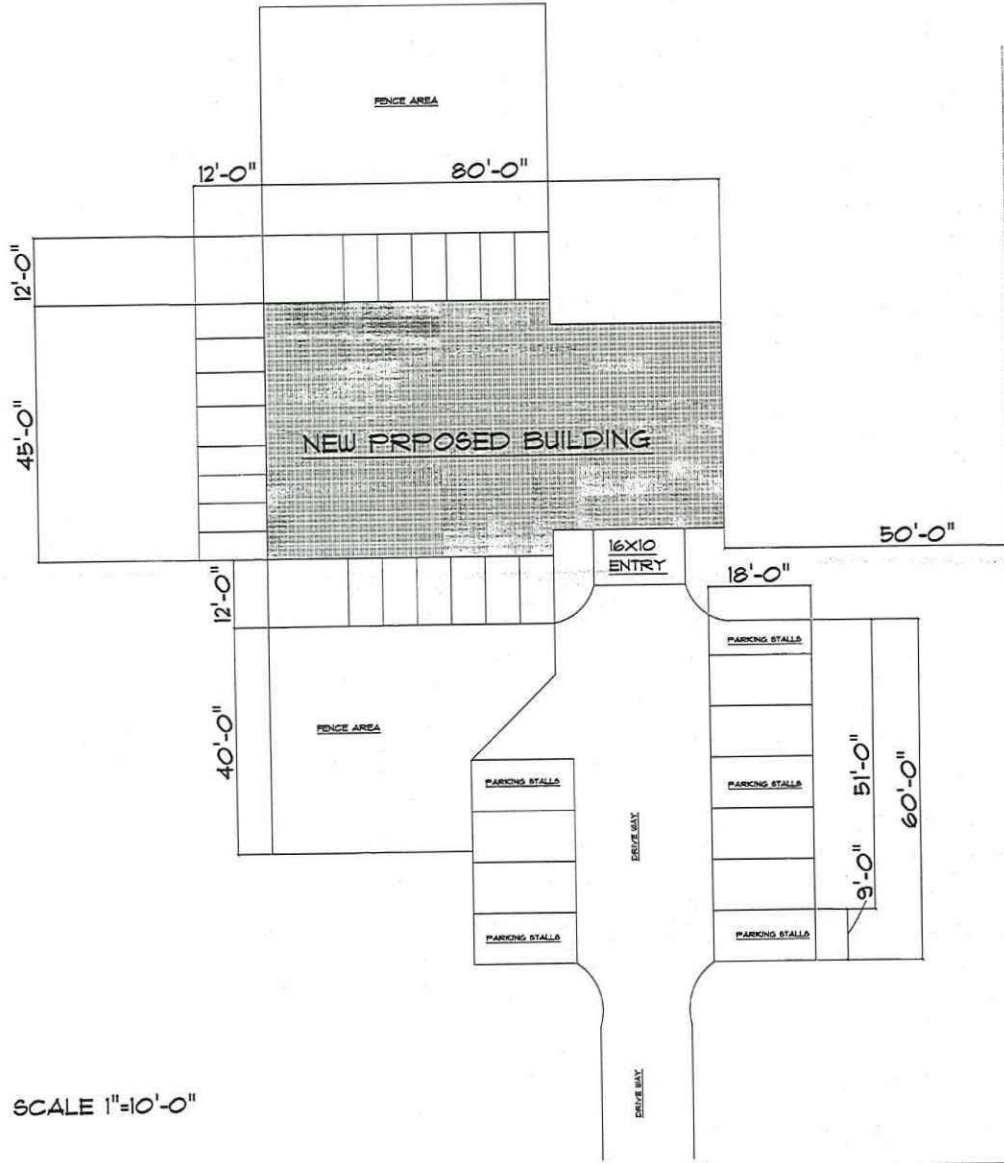
REVISED:


DATE: 3-12-2019

1 OF 2

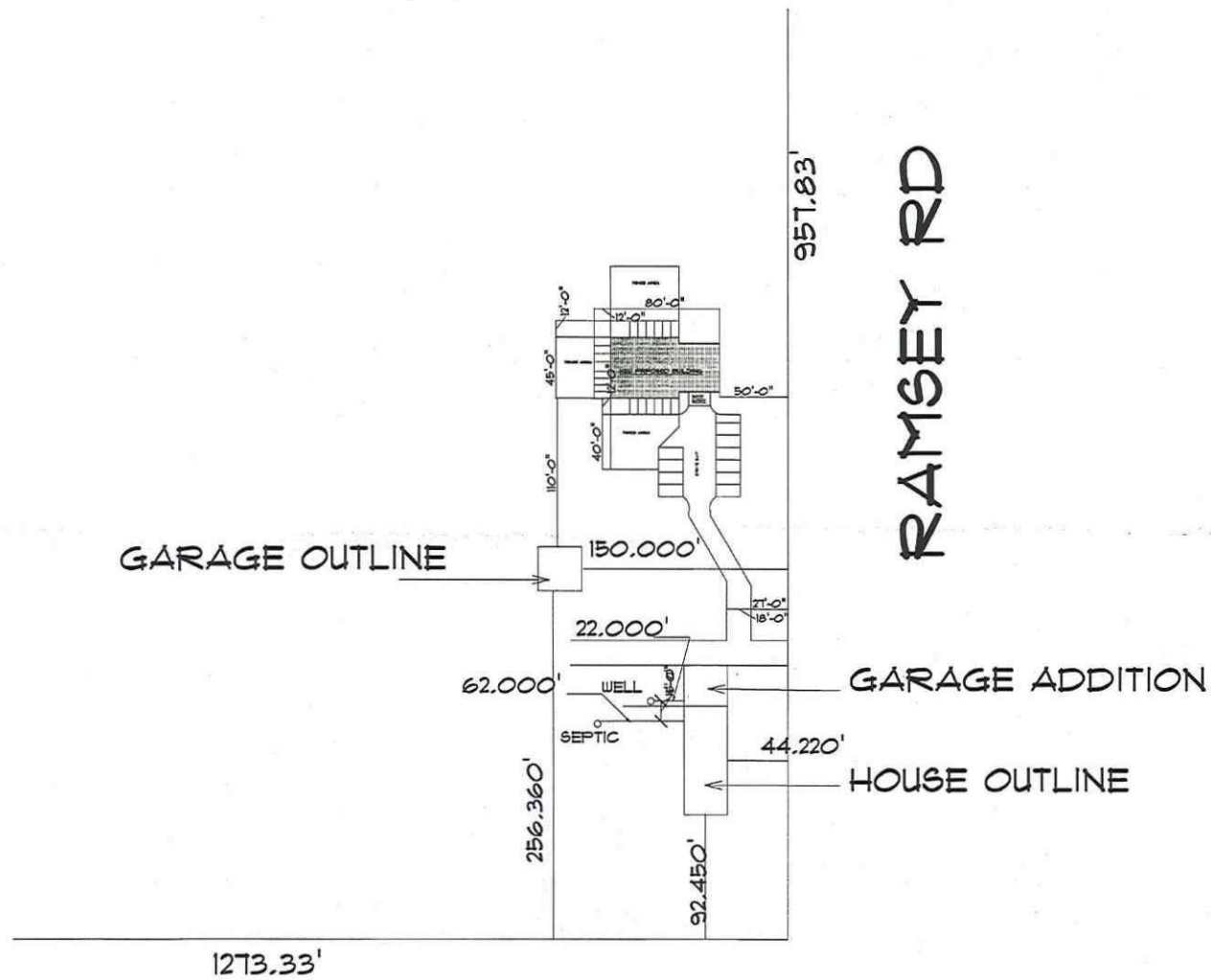
DRAWN BY: TIKI DESIGN

SCALE 1"=10'-0"



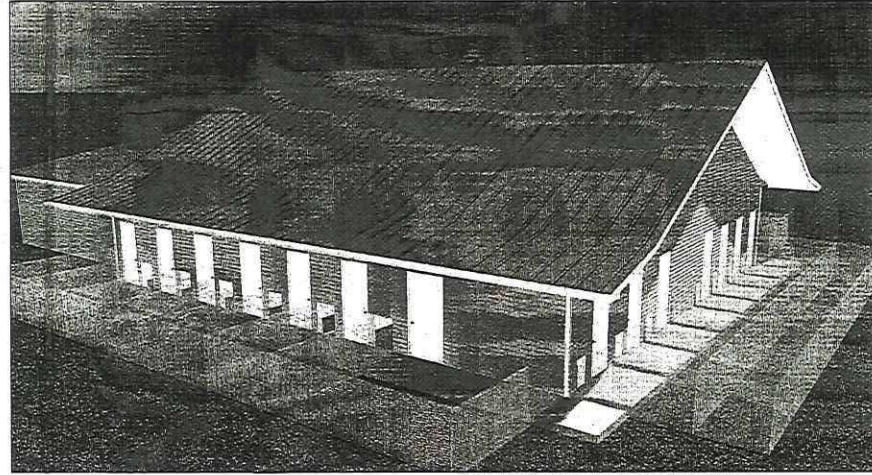
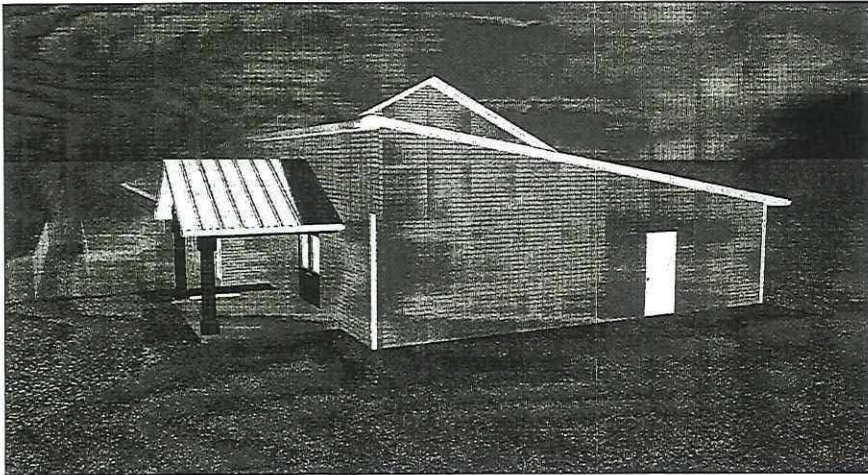
957.83'

RAMSEY RD



SCALE 1"=40'

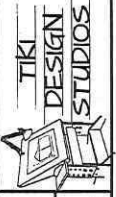




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ALL PLANS REMAIN THE PROPERTY OF TIKI DESIGN STUDIOS. DUPLICATING AND USE OF THIS PLAN IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM TIKI DESIGN STUDIOS IS PROHIBITED.

11600 Highway 41,  
Cambridge, IL 63038  
www.tikidesignstudios.com  
info@tikidesignstudios.com  
DRAWN BY: [Signature]



COUNTRY KENNELS

BUILDER INFO SCALE: 1/4" = 1'-0"

JOB NAME:

BUILDER:

REVISED:

DATE: 3-12-2019

2 OF 2

**EXHIBIT A**

The Northeast 1/4 of the fractional Southwest 1/4 of Section 6, Township 5 North, Range 12 East, in the Town of Albion, Dane County, Wisconsin, EXCEPT the North 20 rods of the East 20 rods thereof.

For informational purposes only

Property Address: 1397 Ramsey Road, Stoughton, WI 53589

Tax Key No.: 002/0512-063-8030-8



KENT J KLONGLAND  
2840 ACKER RD  
STOUGHTON, WI 53589

RAMSEY PIT LLC  
1400 RAMSEY RD  
STOUGHTON, WI 53589

RAMSEY PIT LLC  
1400 RAMSEY RD  
STOUGHTON, WI 53589

RONALD L TRACHTE  
2259 TOWER DR  
STOUGHTON, WI 53589

RAMSEY PIT LLC  
1400 RAMSEY RD  
STOUGHTON, WI 53589

RAMSEY PIT LLC  
1400 RAMSEY RD  
STOUGHTON, WI 53589

KEVIN RAYMOND  
424 US HIGHWAY 51  
STOUGHTON, WI 53589

HALVERSON REV LIVING TR  
1400 RAMSEY RD  
STOUGHTON, WI 53589

WANDA M KAUPANGER  
1451 RAMSEY RD  
STOUGHTON, WI 53589

KENT J KLONGLAND  
2840 ACKER RD  
STOUGHTON, WI 53589

JOSHUA D MABIE  
1390 WASHINGTON RD  
STOUGHTON, WI 53590

