

From: Delaruelle, Maria <MDelaruelle@publichealthmdc.com>
Sent: Friday, October 10, 2025 3:28 PM
To: URBAN ASSETS LLC; 'Sue Racine'; Holloway, Rachel
Subject: 6412 County Highway A in Belleville -- David Judd multiple buildings apts horse barns house shared septic
Attachments: Judd Site Plan Powts review.pdf

After Discussing with Melissa, I put together the attached aerial with notes, and tables below to compare prior permitted capacity, and two evaluations for current use:

- one "by the book"-all boarders with bathroom use, each BR with 2 people per bedroom, the other by # of residents, which would put current use over existing system capacity
- the other by what Melissa reported as # of times the restrooms get used by the boarders, which would put the current use under/within existing system capacity for gallons per day

Recommendations:

- install a water meter by building (B & C especially) or event counter at the pump tank to evaluate actual existing system use over time
- since current mound system is now spanning 3 lots, the NE one owned by Daniel & Sharon Goplin, the Western ones owned by David Judd, recommend working with legal advisor to create and record an offlot easement for the septic system before any thing further changes (lot lines, owners, etc).
 - appears that since the time the last permit was issued, the property lines have changed more than once (used to all be the same lot)
- If there isn't already filter/catch basin for the horse wash in building C-please consult with plumber professional (septic installer) regarding this provision (horse hair, other debris potentially causing issues with "normal" domestic wastewater use intended for the septic system)
 - If this was to be installed today-it would require DNR concurrence/determination regarding whether it needed to be separated from domestic wastewater system to DNR holding tank for special wastewater disposal, or under what conditions it would be allowed to be mixed with domestic wastewater
 - Horsewash was not factored in when last permit was reviewed/installed.

No issues/complaints have been received or reported with the 3 year maintenance services provided since the system was installed 2003.

If/when any work is done to repair or replace septic system components, this same type of information would need to be re-evaluated, and if over existing capacity design, we could require a meter or upgrading of the system and would require an off-lot easement for any portions of the system on separate parcels from the buildings they service.

Let me know if there are any additional questions

Last Permit: issued Nov 2002, installed/inspected 2003

Source (ALPHABETICALLY)	Fill in:	Unit	EWF (gpd)	DWF (EWF*1.5) gpd
# of Bedrooms (residence/long term rental) (3 BR house, 1 BR apt)	4	Bedroom	100	150
Employees (total all shifts) (all are residents of either the house or 1 BR apt)	0	Employee	13	19.5
Floor drain (not discharging to catch basin)	1	Drain	25	37.5
Outdoor sport facilities (toilet waste only) (56 Stall horse facility)	56	Patron	3.5	5.25
^a Expected to be high in biological oxygen demand (BOD), total suspended solids (TSS), or fats, oils, and grease (FOG)				TOTALS:
^b At-risk system (potentially high in biochemical oxygen demand (BOD), total suspended solids (TSS), or fats, oils, and grease (FOG)) From DSPS website (fact sheet links):				
				At-Risk Facilities
				High-Strength Facilities

Approx Max-Current Use:

Source (ALPHABETICALLY)	Fill in:	Unit
# of Bedrooms (residence/long term rental) (3 BR house, "B Building" 2 separate apts: 1 is 2 BR, 1 is 2-3 BR)	8	Bedroom
Employees (total all shifts) (3 are residents of either the house or apt) 2-3 live off site	3	Employee
Floor drain (not discharging to catch basin) 1 in Building "B" and 1 in Building "C"	2	Drain
Outdoor sport facilities (toilet waste only) (70 Stall horse facility)	70	Patron
Horse Wash- 12 peak washes per day (summer season-weekend)	12	gallons per was

Average/Alternate Current Use:

Source (ALPHABETICALLY)	Fill in:	Unit
# of Bedrooms (residence/long term rental) (3 BR house, "B Building" 2 separate apts: 1 is 2 BR, 1 is 2-3 BR), 4 RESIDENTS total for Apts, 3 Residents for house (7 people total divided by 2 people/BR, round up). Some of the bedrooms in the apartments may not be "legal"/code complying as bedrooms (loft, closets, windows, safety egress/exit, etc).	4	Bedroom (2 people per BR)
Employees (total all shifts) (3 are residents of either the house or apt) 2-3 live off site	3	Employee
Floor drain (not discharging to catch basin) 1 in Building "B" and 1 in Building "C"	2	Drain
Outdoor sport facilities (toilet waste only) (70 Stall horse facility) Boarders use bathrooms ~8 x/day each for Building B & Building C	16	Patron
Horse Wash- 12 peak washes per day (summer season-weekend)	12	gallons per was



Maria DeLaruelle, R.S.

Public Health Sanitarian | [Public Health Madison & Dane County](#) (Private Well & Septic Program)

2300 South Park St, Rm 2010, Madison, WI 53713 (Suite 2022 desk location, at the "Atrium")

Phone: (608) 242-6411 | Cell: (608) 444-4210 | Fax: (608) 242-6435

<https://publichealthmdc.com/septic>

Inspection requests can also be phoned in to well & septic inspection line 608.243.0390 if you'd like or are not connecting with the sanitarian for your onsite requested area. General inquiries/info by phone 608.242.6515 or privatewellseptic@publichealthmdc.com Areas below by Township/Area

Jon Mayer NW (Mazo, Roxbury, Dane, Black Earth, Berry, Springfield) 608.977.1903 jmayer@publichealthmdc.com

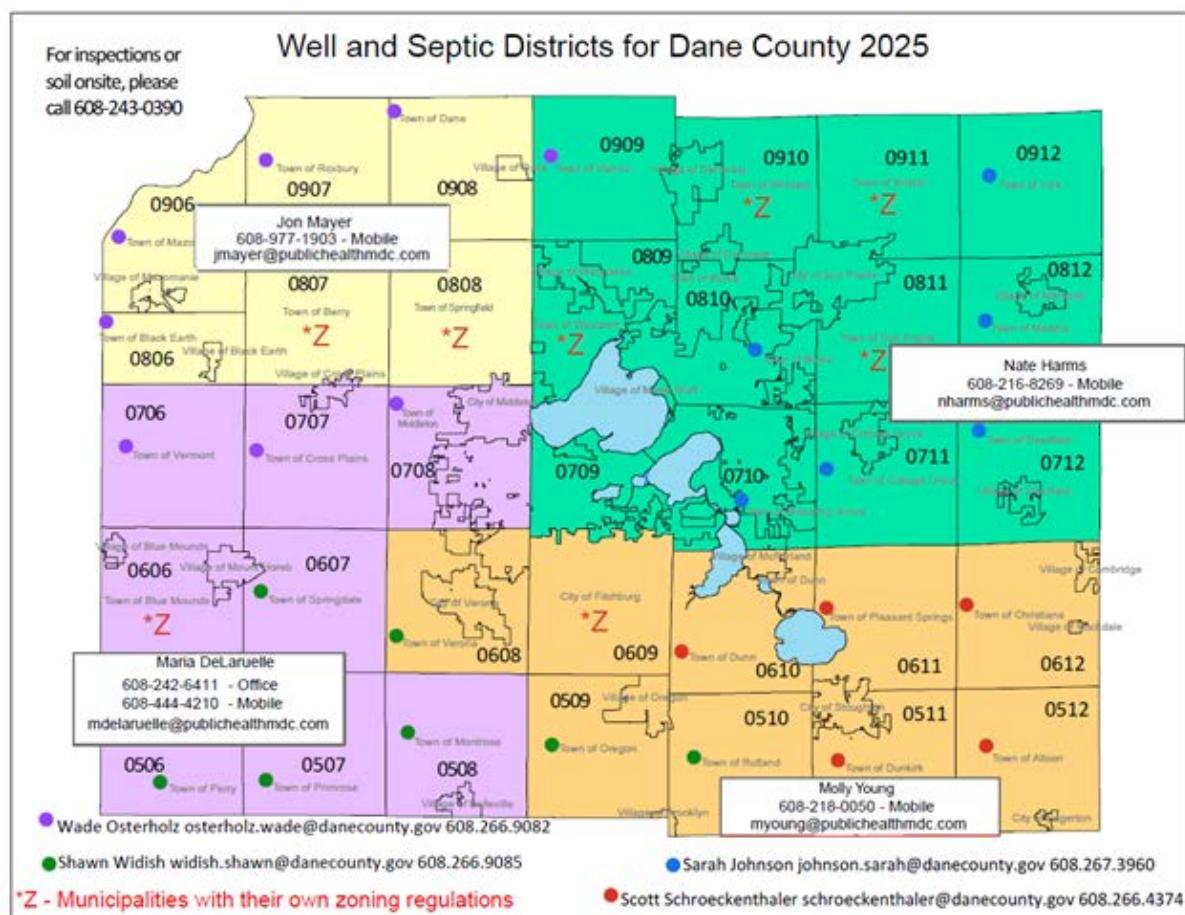
Nate Harms NE (Vienna, DeForest, Windsor, Bristol, York, Waunakee, Westport, Burke, Sun Prairie, Medina, Madison-0709, Blooming Grove, Cottage Grove, Deerfield) 608.216.8269 nharmes@publichealthmdc.com

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From: melissa@urbanassetsconsulting.com <melissa@urbanassetsconsulting.com>

Sent: Monday, October 6, 2025 12:49 PM

To: Delaruelle, Maria <MDelaruelle@publichealthmdc.com>

Cc: 'Sue Racine' <sueracine@gmail.com>; Holloway, Rachel <Holloway.Rachel@danecounty.gov>

Subject: 6412 County Highway A in Belleville -- David Judd

Hi Maria –

I am following on your call with Sue Racine from a week or so ago. The attached map includes the number of bathrooms on the property as well as their usage.

Let me know if you have any additional questions.

Melissa

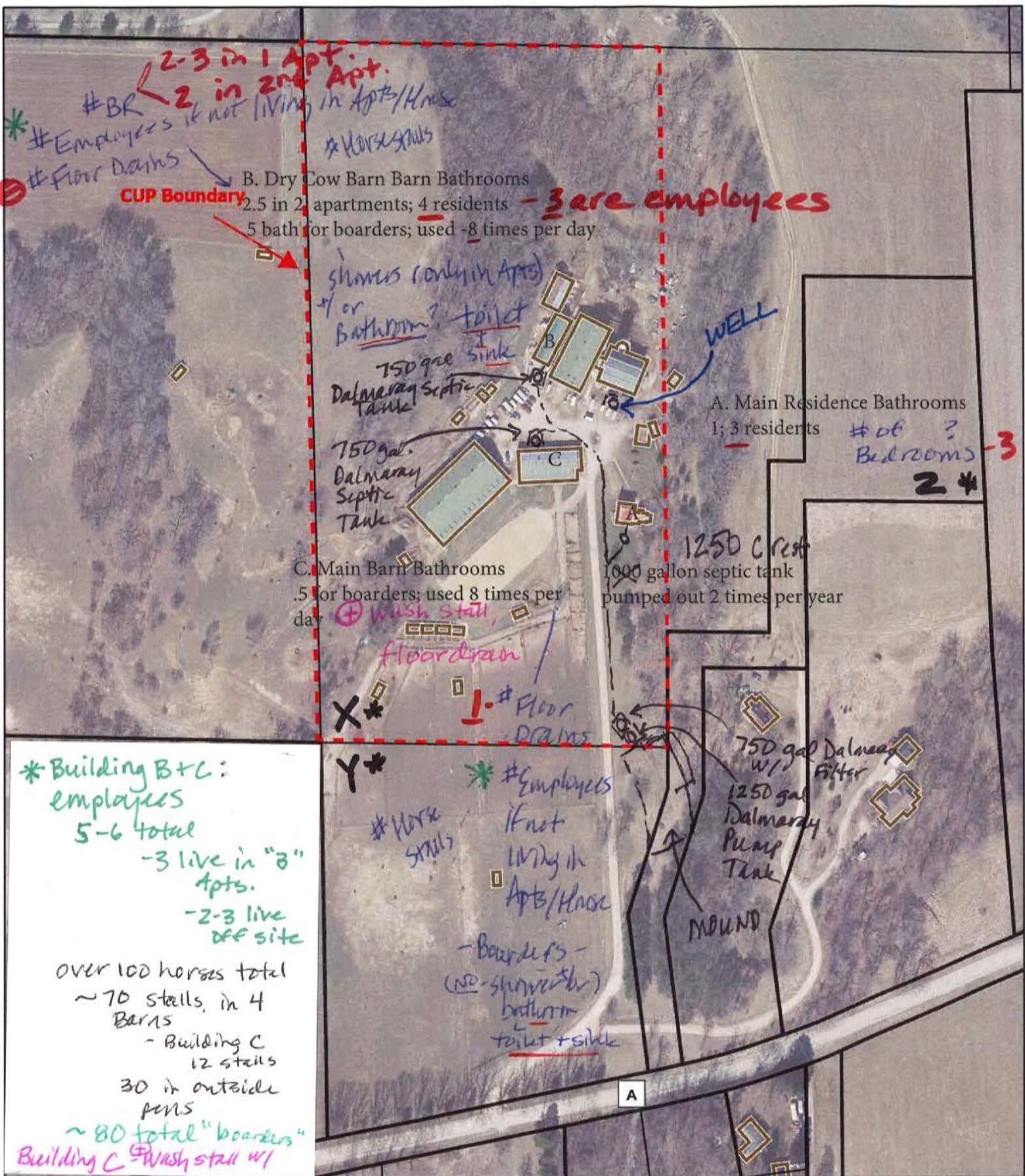
Melissa Huggins, AICP

(she/her/hers)

Principal

C: 608.345.0996





6412 County Highway A, Town of Montrose

Judd / Green Meadows Stables CUP for Farm Residences

SITE PLAN * Parcels X + Y - Owned
by David Judd
* Parcel Z owned by Daniel +
Sharon Gropin