

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/20/2018	DCPREZ-2018-11326
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
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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<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>		<b>ADDRESS OR LOCATION OF REZONE/CUP</b>	
996 STORYTOWN ROAD					
TOWNSHIP OREGON	SECTION 17	TOWNSHIP	SECTION	TOWNSHIP	SECTION
<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>		<b>PARCEL NUMBERS INVOLVED</b>	
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), 10.126(3)(p)	13.41

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

**DATE:**  
*6/20/18*



# Notice of Public Hearing

Zoning and Land Regulation Committee

Public Hearing: **August 28, 2018**

Petition: **Petition 11326  
CUP 02431**

Zoning Amendment:  
**A-4 Agriculture District TO A-2 (8)  
Agriculture District**

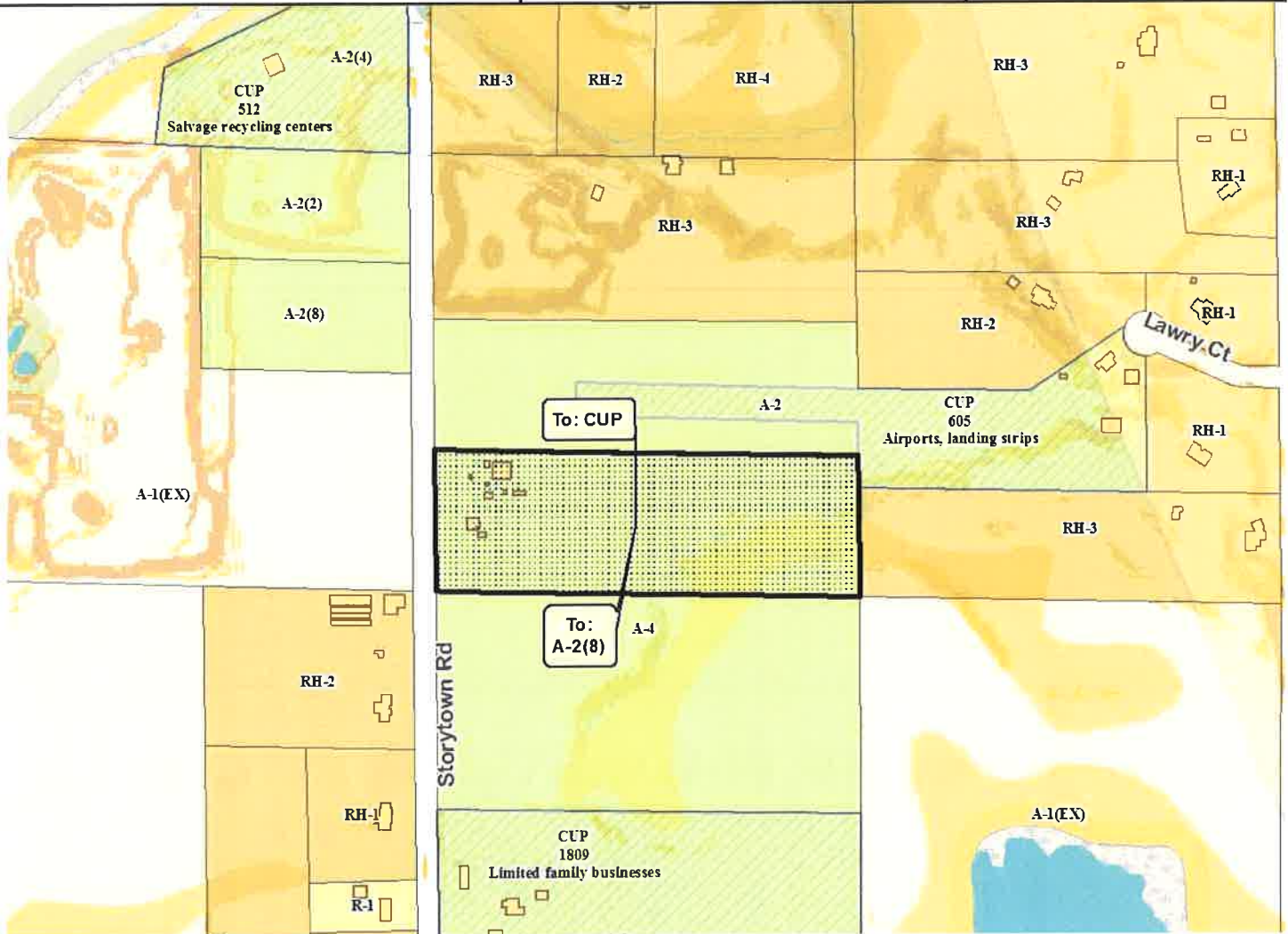
Town/sect:  
**OREGON, Section 17**

Acres: 13.41  
Survey Req. No

Applicant  
**TAMI AND TRACY  
BAHR**

Reason:  
**REZONE TO ALLOW FOR A  
HORSE BOARDING FACILITY  
AND SANITARY FIXTURES  
TO CUP: HORSEBOARDING AND  
SANITARY FIXTURES**

Location:  
**996 STORYTOWN  
ROAD**



This notice is being sent to you to inform neighboring residents of a proposed zoning change or conditional use permit on a neighboring property. The Dane County Zoning and Land Regulation Committee will be holding a public hearing regarding the proposal on **August 28, 2018** at 6:30 P.M. in Room 354 of the City-County Building which is located at 210 Martin Luther King Jr. Boulevard, Madison WI. Testimony will be received from all persons interested in expressing their concerns on the proposal. The ZLR Committee will take testimony and review the proposal toward the policies of the adopted Town Comprehensive Plan and the Dane County Comprehensive Plan. This proposal is currently being reviewed by the Town. Interested persons may want to contact their Town regarding this matter.

Should you desire more information regarding this proposed zoning change or conditional use application, please call or visit the Dane County Zoning Division, Room 116 City-County Building, telephone (608) 266-4266 between the hours of 7:45 AM and 4:30 PM, Monday – Friday

**PLEASE SHARE THIS NOTICE WITH ANY OF YOUR NEIGHBORS.**

# TOWN OF OREGON

## APPLICATION FOR LAND USE CHANGE

Submittal Fee: \$100.00 each submittal plus \$20.00 per additional petition.\*

### 1. NAMES — Owner

Name Tami + Tracy Bahr  
Street 1408 Ashburn Way  
City, State, Zip Verona, WI 53593  
Phone: Days 608-206-4724 Cell \_\_\_\_\_

### Applicant (if other than Owner)

Name Gretchen Hoernke  
Street 5204 Broadhead St.  
City, State, Zip McFarland, WI 53558  
Phone: Days \_\_\_\_\_ Cell (608) 772-1728

### 2. PROPERTY LOCATION

Section: 17 Property size: \_\_\_\_\_ Property zoning: A-4 Parcel No(s): 0509-171-9210-4  
Property Address: 996 Storytown Rd. 1

3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also responsible for filing necessary paperwork with the County.

- Nonresidential Site Plan Review (Ordinance 10.1.9)
1. Required for any construction, expansion or conversion of structures other than single family residences, agricultural structures or agricultural accessory buildings.
  2. Submit 13 sets of site plans.
  3. Submit the Site Plan Review Application.
  4. Site Plan Review for \_\_\_\_\_

- Land Division or Certified Survey Map (CSM) (Ordinance 10.10.4)
1. Required for any land division that creates 2, but not more than 4 lots.
  2. Has a Density Study Report by Dane County been completed?
  3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
  4. Submit the Town of Oregon Land Division Application.
  5. Submit a copy of the completed Dane County Land Division Application.
  6. If applicable, may require approval from the Village of Oregon.
  7. Reason for land division \_\_\_\_\_

- Plat or Subdivision (Ordinance 10.10.4)
1. Required for any land division that creates 5 or more lots or a subdivision.
  2. Has a Density Study Report by Dane County been completed?
  3. Submit 12 copies of Preliminary & Final Plat.
  4. Submit the Town of Oregon Land Division Application.
  5. Submit a copy of the completed Dane County Land Division Application
  6. If applicable, may require approval from the Village of Oregon.
  7. Reason for plat or subdivision \_\_\_\_\_

- Zoning Amendment
1. Required for any change in zoning district.
  2. Zoning change from A-4 District to A2(8) District for \_\_\_\_\_ acres
  3. Submit a copy of the completed Dane County Zoning Change Application.
  4. Reason for change incorrectly zoned, residence on property

- Conditional Use Permit (CUP)
1. Required for any change in the use of property that requires a conditional use in the zoning district.
  2. Submit a written statement of the intended use of the property.
  3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).
  4. Conditional Use Permit for horse stable, sanitary fixtures, unlimited livestock

- Variance
1. Required for any request for variance from the County Zoning Code.
  2. Submit a copy of the completed Dane County Variance Application
  3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of their intent to apply for a Variance. \*Required by Dane County.
  4. Variance for \_\_\_\_\_

### 4. SIGNATURE

Tami Bahr 7/24/18  
Owner (signature is mandatory) Date

Gretchen Hoernke 7/24/2018  
Applicant (if other than Owner) Date

\* Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.



The project at 996 Storytown Rd. will be the home of Triquestrian, LLC. We provide Equine Assisted Psychotherapy and Equine Assisted Growth and Learning opportunities for clients. Triquestrian has been in business since 2012 serving the population of Dane County. We treat clients using several different models of equine experiential therapy including EAGALA model and TF-EAP. Our work focuses on trauma treatment, depression, anxiety, support and management for various mental health diagnoses such as bipolar, ADHD, autism, etc. We also provide skill building, team building, and staff support through Equine Assisted Learning. We see clients in private session, family sessions, and also groups of up to 20 or so people.

The farm will house between 10-20 horses, which will be owned by Triquestrian and their employees and a small group of cooperative boarders. We plan on building a pole barn for storing hay and feed, and a main barn, which will include an indoor riding arena and office and restroom space. Almost the entire property will be fenced in, and the therapy arena spaces will be within this perimeter fencing. We will be planting the property in warm season grasses for grazing horses, as well as gardening other areas with native plants, fruit trees, and other agriculture. We will use the existing drive for access to the property and barns.

Our hours of operation will largely be 9-5 Monday through Friday, a few weeknights until 8:00, and occasional Saturdays. We will not have outdoor loudspeakers and will have minimal outdoor lighting. We plan to guide the travel into the farm from the North, coming off of County Rd. D, thereby not increasing the traffic on Storytown Rd.