

# Dane County Conditional Use Permit Application

<b>Application Date</b>	<b>C.U.P Number</b>
10/18/2016	DCPCUP-2016-02364
<b>Public Hearing Date</b>	
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANA HONGISTO	Phone with Area Code (608) 695-8248	AGENT NAME DANA HONGISTO	Phone with Area Code (608) 695-8248
BILLING ADDRESS (Number, Street) 1008 SEVERSON RD		ADDRESS (Number, Street) 1008 SEVERSON RD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 53508	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
1008 Severson Rd.					
TOWNSHIP MONTROSE	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-132-9000-7		---		---	

CUP DESCRIPTION
Horse boarding

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.123(3)(a)9.	40

<b>DEED RESTRICTION REQUIRED?</b>  <input type="checkbox"/> Yes <input type="checkbox"/> No  Applicant Initials _____	<b>Inspectors Initials</b>  DJE1	<b>SIGNATURE:(Owner or Agent)</b>   
		<b>PRINT NAME:</b>   
		<b>DATE:</b>   

# Dane County Conditional Use Permit Application

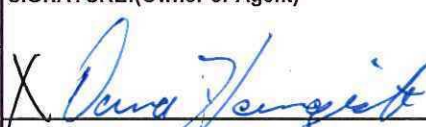
<b>Application Date</b>	<b>C.U.P Number</b>
10/06/2016	DCPCUP-2016-02364
<b>Public Hearing Date</b>	
12/27/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME DANA HONGISTO	Phone with Area Code (608) 695-8248	AGENT NAME DANA HONGISTO	Phone with Area Code (608) 695-8248
BILLING ADDRESS (Number, Street) 1008 SEVERSON RD		ADDRESS (Number, Street) 1008 SEVERSON RD	
(City, State, Zip) BELLEVILLE, WI 53508		(City, State, Zip) BELLEVILLE, WI 53508	
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<b>DEED RESTRICTION REQUIRED?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	<b>Inspectors Initials</b>  DJE1	<b>SIGNATURE: (Owner or Agent)</b> 
		<b>PRINT NAME:</b> Dana Hongisto
		<b>DATE:</b> 10-6-16

Revised  
to Dec. 13, 2016



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>Dana Hongisto</u>	Agent	_____
Address	<u>1008 Severson Rd. Belleville</u>	Address	_____
Phone	<u>Belleville WI 53508</u> <u>(608) 695-8248</u>	Phone	_____
Email	<u>dana.hongisto@gmail.com</u>	Email	_____

Parcel numbers affected: 0508-132-9000-7 Town: Monroe Section: 10123  
 Property Address: 1008 Severson Rd.  
Belleville WI 53508

Existing/ Proposed Zoning District : A-1, Agriculture District

- o Type of Activity proposed: Boarding, riding & training horses.  
*Separate checklist for mineral extraction uses must be completed.*
- 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: Dana Hongisto Date: 10-6-16

## Six Standards of a Conditional Use Permit

Provide an explanation on how the proposed land use will meet all six 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 do not plan on using unnatural ways to care for horses. Horses will be kept in barns or pastures or ridden naturally in arenas or on trails. Horses will be maintained humanely. The facility will have a daily routine.

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 do not and will not change the value or operations of surrounding properties in the neighborhood.

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.

As a horse boarding facility, we will not impede the surrounding properties. Horses are natural and beautiful. There will be no junk.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

The driveway and parking area are gravel and on a hill. There are culverts to direct water for proper drainage. There are two directions to enter from the road.

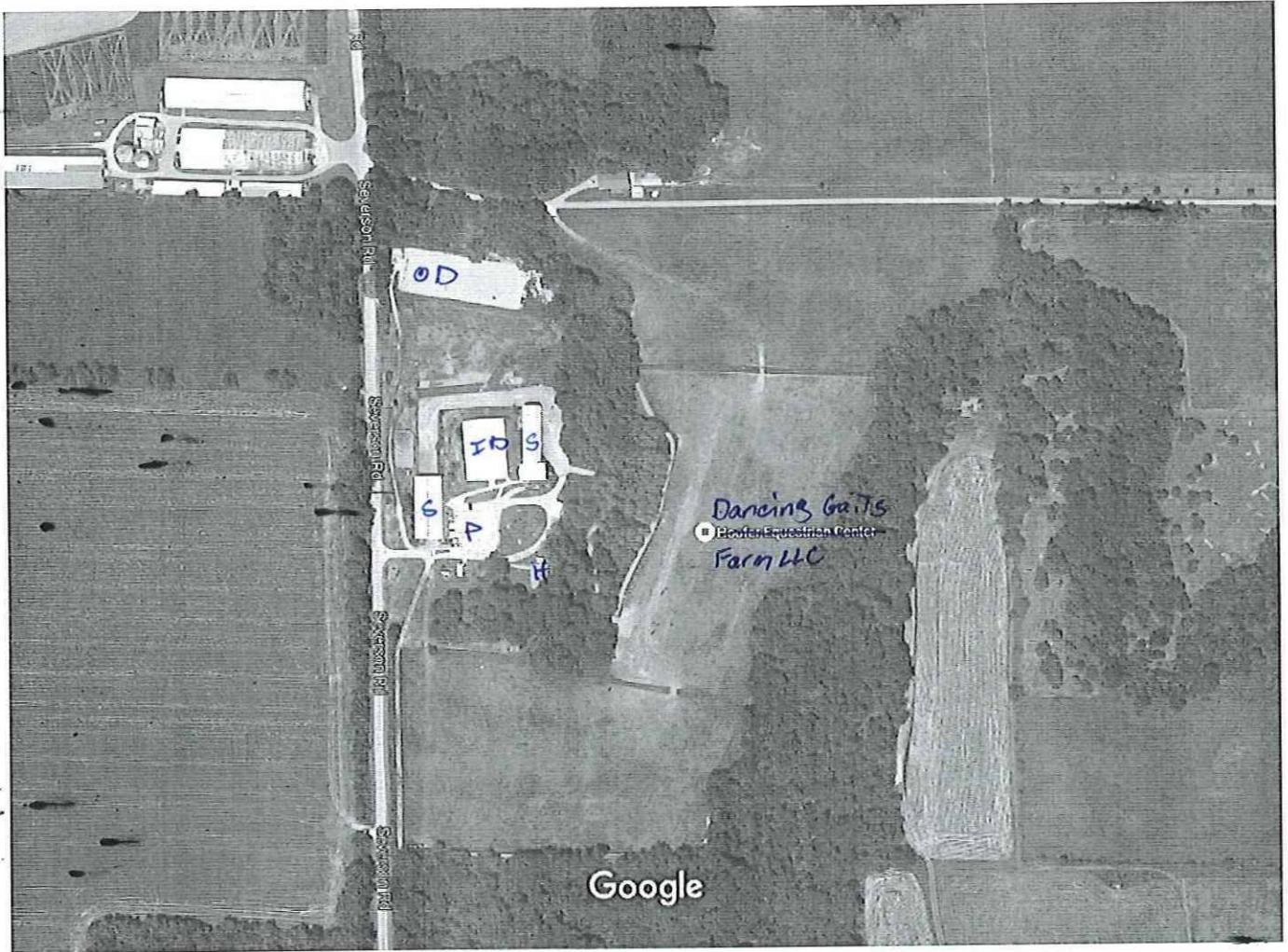
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

There is a big parking area and there will be no parking on the road.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

The facility shall be used for boarding, keeping, riding and training horses.

Google Maps



Imagery ©2016 Google, Map data ©2016 Google 200 ft

- P - parking
- S - stable
- ID - Indoor Arena
- OD - outdoor Arena
- H - House

# Operation Plan

A. Hours of operation: 7:00 Am - 8:00 pm  
horses fed at 7 and night check at 8:00

B. Number of employees. Starting w/ none but may work up to 5 or 10

C. Noise, odors, ... Minimal noise: horses whinnying. No loud speakers or music other than radio in barns. Odors may be some horse manure but is not potent like cows. Manure will be spread in back fields or removed.

D. Horse Trailers will be stored outside. Horses will be ridden in outdoor arena or on trails.

E. Stormwater runs off property into culverts and ditches.

F. There is a septic tank on the property for sanitary facilities and wastewater.

G. Trash and recycling will be picked up every other Monday

H. Traffic will be minimal and spread out throughout the day. Vehicles will range from small cars to pickup trucks with occasional horse trailers. There may also be occasional delivery trucks like UPS or trucks delivering grain or bedding.

No need for road improvements  
to accommodate traffic.

I. There is an LP tank on the property  
and also a diesel fuel tank, no spills.

J. There are outdoor lights on barns  
to light the barn yard and parking area  
for people to walk. No stadium lighting.

K. There will be a sign next to the driveway  
for "Dancing Gaits Farm, LLC" to be  
seen by or from Severson Rd. There  
may also be small signs placed at the  
back of the property on the riding trails.

DANE COUNTY  
CONDITIONAL USE PERMIT #1419

THE ZONING AND NATURAL RESOURCES COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT the conditional use permit subject to conditions.

FOR: Government use - Horse Boarding/Riding Stable and hay and sleigh rides

EFFECTIVE DATE OF PERMIT: 4/15/97 EXPIRATION DATE: (See below)

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS:

Part of the SW 1/4 NW 1/4 Section 13, Town of Montrose described as follows: The SW 1/4 NW 1/4 Section 13, Town of Montrose.

CONDITIONS

These conditions are specifically made applicable to this permit, any violation of such conditions shall be sufficient grounds for revocation of this permit.

1. "No parking" signs will be posted on Severson Road during all horse shows.
2. The Wisconsin Hoofers Riding Club will provide the Town of Montrose with a certificate of insurance covering liability insurance for all "major" horse shows sponsored by the Club.
3. The Wisconsin Hoofers Riding Club will petition the Town of Montrose Town Board as necessary to seek authorization for all major horse shows planned as part of the Club's program. The definition of a "major" horse show is a show at which participation and attendance is expected to exceed 50 persons, exclusive of members of the Riding Club.
4. It is the intention of the Memorial Union Building Association to lease the land and buildings of 1008 Severson Road on a long term basis to the Wisconsin Hoofers Riding Club for the specific purpose of operating a riding stable on the property. The initial lease will be for a period of 20 to 25 years, depending on the final financial arrangements. Appropriate property taxes for the land and buildings will be paid by the Memorial Union Building Association.
5. An erosion control plan submitted and approved by the Land Conservation Department and an approved waste management plan.
6. Subject to the site plan submitted.

THE ZONING AND NATURAL RESOURCES COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDING OF FACT:



1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance and operation of the proposed conditional use.
3. That the establishment of the proposed 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 will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.
7. This use will benefit the needs of either the residents or the agricultural activities in the area.
8. There are not other locations available for this use.
9. The land to be occupied by this use is not productive agricultural land.
10. Public services needed by this use are available.
11. Public services needed by this use can be furnished without becoming an unreasonable burden on the taxpayers.
12. This use at this location will not cause significant harm to the environment.

#### EXPIRATION OF PERMIT

Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.

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6618 6616 6614

1090

1088

Henry Rd

A-2  
DCPREZ-0000-08789

1018

14

A-1(EX)  
DCPREZ-0000-00000

1008

CUP  
1419  
Horse boarding stables

13

A-1(EX)  
DCPREZ-0000-00000

Severson Rd

A-2  
DCPREZ-0000-03635

957

A-1  
DCPREZ-0000-06854

R-1A

DOCUMENT NO.

State Bar of Wisconsin Form 1-2003

WARRANTY DEED

Document Name



9 0 5 3 6 8 9  
Tx:8799468

KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS

DOCUMENT #

5271312

09/28/2016 9:09 AM

Trans. Fee: 1500.00

Exempt #:

Rec. Fee: 30.00

Pages: 1

THIS DEED, made between THE MEMORIAL UNION BUILDING ASSOCIATION, INC. ("Grantor", whether one or more), and DANA HONGISTO and RHYAN HONGISTO, wife and husband as Survivors: *Marital Property* ("Grantee", whether one or more).

Grantor for a valuable consideration, conveys to Grantee 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 Northwest 1/4 of Section 13, Township 5 North, Range 8 East, in the Town of Montrose, Dane County, Wisconsin, EXCEPT those lands conveyed to the Town of Montrose for highway purposes in instrument recorded July 6, 1970, in Volume 185 of Records, page 296, as Document No. 1267679.

TAX ROLL PARCEL NUMBER: 040/0508-132-9000-7  
ADDRESS PER TAX ROLL: 1008 SEVERSON RD

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report, general taxes levied in the year of closing and: N/A

Recording Area

Name and Return Address:

DANA HONGISTO and RHYAN HONGISTO  
1008 SEVERSON RD  
BELLEVILLE, WI 53508

040/0508-132-9000-7

Parcel Identification Number (PIN)

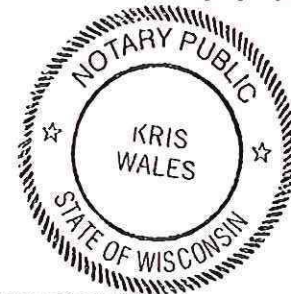
Dated September 23, 2016

This **IS NOT** homestead property.

THE MEMORIAL UNION BUILDING ASSOCIATION, INC.

*Ted Crabb*  
BY: TED CRABB, TREASURER

(SEAL)



AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF DANE

} SS

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)

Personally came before me this September 23, 2016, the above named TED CRABB to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Attorney Jason A. Greller

KWa / C-16106393

Except as to manner grantee takes title

*Kris Wales*  
\* \_\_\_\_\_  
Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date) 8/15/17

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

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

\*Type name below signatures.

\$1500.000.  
T-1500.<sup>00</sup>  
①