



**Town of Montrose Land Use Committee****November 28, 2016 Meeting Report****Present:** Deb Brucaya, Junior Eichelkraut, Tom Sarbacker, Tim Schmitt**Absent:** Jerome Gobel**Minutes are not official until approved by land use committee (LUC) members.**  
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Junior moved and Tom seconded to approve as read the minutes of the March 28, 2016 land use committee meeting. Motion carried unanimously.

The first agenda item was a request for a CUP from Dana and Rhyn Hongisto to continue operating a horse boarding facility at 1008 Severson Road, previously run by the U. W. Hoofers Club under a government use CUP issued in 1997. This will be a private facility. Activities will include horse boarding, riding, and training; dressage instruction; and small-scale clinics. Large horse shows are not anticipated nor is horse breeding an intended activity. There is an indoor arena along with outdoor trails. The current 40 stalls will be reduced in number to provide larger, double stalls in one of the barns. The Hongisto's application to Dane County indicates a large parking area exists and there will be no parking on the road. The Hongistos were asked to remind their customers and visitors to observe the speed limits posted along Henry Road, which leads to Severson Road. Junior noted erosion concerns at some locations on this 40-acre parcel and suggested reducing the number of horses to 34, while the Hongistos said a maximum of 30 horses fit their needs. The current A-1 Exc. zoning remains in effect. Other than limiting the total number of horses, no other permit conditions were identified. The request meets the six CUP standards in Dane County's Ordinance Chapter 10. There was no public input.

**Junior moved and Tom seconded to recommend the town board's approval of the request by Dana and Rhyn Hongisto for a conditional use permit to operate on their 40-acre, A1-Exc. parcel in Section 13 at 1008 Severson Road a privately run horse boarding facility for a maximum of 30 horses and to offer equestrian related activities, all known as Dancing Gaits Farm LLC. The motion carried unanimously.**

The second agenda item was a preliminary discussion with Tim and Peggy (Mary) Jelle about placing a secondary farm residence, with septic system, on their land. The Jelles intend to raise grass fed beef and will need backup help from their daughter. The pros and cons of a permanent dwelling or a mobile home were discussed. The town's Mobile Home Ordinance allows use of a mobile home as a residence only to house employees engaged in an agricultural based operation, or temporarily to replace a pre-existing residence.

The Jelles thought their CRP income and rental income from others who use their land qualified as farm income under Dane County's Chapter 10.01(50m) definition of "Substantial Farm Income" but a message from the county states that this ordinance prohibits counting such rental income as qualifying income. Does farm income criteria apply to a CUP for a second farm home? The Jelles will clear this up with the county and will also obtain more information about putting in a mobile home, about use of the terms "employee" and "farm family member," and other related questions.

CUP approval for a second farm home for a farm family member involves no zoning change and no land division. Such a CUP would expire upon sale of the property to an unrelated third party.

This discussion was preliminary only; no action by the committee was needed or taken.