

Town of Montrose Land Use Committee June 23, 2025 Meeting Report

All Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Jerome Gobel, Tom Sarbacker, Tim Schmitt
Minutes are not official until approved by land use committee (LUC) members at a subsequent meeting

NOTE: CUP means Conditional Use Permit FP means Farmland Preservation

Junior called the meeting to order. A motion was made to approve the December 16, 2024 land use committee meeting report. Motion carried unanimously.

Before hearing the posted agenda item:

Junior informed those present that the small triangular parcel at Paoli Road and State Highway 69 in the hamlet of Paoli was sold. Related to that sale were documents, including a warranty deed from Prairieland Dairy LLC to Michael D. Knight, provided to committee members by the town clerk in February 2025. Dane County correspondence indicates that this sale created an approximately 5 acre parcel that no longer meets FP-35 minimum size zoning requirements. Such a substandard parcel requires a CSM to establish its zoning. Committee members are not aware of any further activity.

Junior also informed meeting attendees that he is not aware of any further action related to documents sent to committee members concerning the need for a CUP to allow secondary farm residences, specifically two new four-bedroom houses for farm workers, on land owned by Mario and Kathleen Gobel in Section 16 at 7263 and 7265 County Road A.

Then:

Mike Everson, son of and agent for John and Linda Everson, was present to answer questions regarding the request for a CUP to officially establish a grass landing strip between two fields in Section 22 at 6897 County Road A. This is a Conditional Accessory Use in the FP-35 zoning district. Adjacent power lines limit the use of this landing strip to small aircraft and, if needed, emergency use by Med Flight. Upon approval of this CUP request, the landing strip will appear on maps generated by the WisDOT Bureau of Aeronautics. There were no objections from adjacent homeowners.

Deb made a motion, seconded by Tim, to recommend town board approval of the CUP request from John and Linda Everson to establish a 75' wide, 1200' long seasonal, privately-owned, FAA-approved grass landing strip in Section 22 on FP-35 land. This request meets the standards for approval of a CUP under s. 10.101(7) of Dane County's zoning ordinance. Motion carried unanimously.

Junior opened the meeting to public questions and concerns; two concerns were raised: 1) Why is ditch mowing in the township happening at such a slow pace; and 2) Are parking concerns at the intersection of County Roads PB and A on-going or resolved? Both issues were directed to the town board. The meeting adjourned after unanimous approval of Tom's motion and Tim's second to do so.

Submitted by: Deborah A. Brucaya, Meeting Recorder, Town of Montrose Land Use Committee, Dane County