Town of Montrose Land Use Committee
May 27, 2024 Meeting Report

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

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Junior called the meeting to order. Tim moved and Junior seconded approval of the April 22, 2024 land use committee meeting report. Motion carried unanimously.

Neal Gehin was present to answer questions about the first agenda item, a request to extend Rosevale Drive, which is located off Frenchtown Road, 127' to the north to create access for three new lots that the family is asking to rezone from FP-35 to RR-2, each lot to be a minimum of 2 acres in size. Neal stated the Gehins will bear the cost of extending the road and building the 66' radius cul de sac, which will accommodate snowplow and bus turns. Though not discussed, the committee assumed the additional roadway and cul de sac will be deeded back to the township for future maintenance.

Dane county's density report shows 3 splits remaining from the 4 available on the original 150+ acre Floyd and Charlotte Viney Farm. All acreage is good farmland. This is the best location to remove 6 acres out of cultivation, leaving the remaining acreage farmable. No neighbors or members of the public were present. **Tim made a motion, seconded by Junior, to recommend town board approval of the request from Gerald and Joann Gehin to create and rezone three residential lots of no less than 2 acres each from FP-35 to RR-2, all located in Section 22 at the end of Rosevale Road which will be extended 127' to the north and end in a cul de sac. Costs relating to the road extension and cul de sac construction will be born by the Gehins. No splits will remain on the original 150.84 acre parcel after approval of this request. Motion carried unanimously.**

Mark Fahey presented Prairieland Dairy's request to separate 2 acres encompassing the existing house and garage from the remaining farm previously owned by Lester and Barb Palmer in Section 10. This will use a split and require a rezone from FP-35 to RR-2. The remaining acreage will be used to grow crops. No neighboring landowners were present. **Deb moved and Junior seconded to recommend town board approval of the request from Prairieland Dairy, LLC to use a split to separate the existing home and garage at 1299 County Road PB from the rest of the farm to create 2.033 acre Lot 1 and to rezone this land from FP-35 to RR-2. Motion carried unanimously.**

NOTE: The county's RR-1 zoning district allows lot sizes less than 2 acres. The town's Agricultural Policy requires a 2 acre minimum lot size (measured from the R/W line not the road centerline). Prairieland Dairy would have requested a lot less than 2 acres had that option been available in the township.

There were no further items. Th meeting quickly adjourned after unanimous approval of Junior's motion and Tim's second to do so.

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