Town of Montrose Land Use Committee
February 26, 2024 Meeting Report

Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman),Tom Sarbacker, Tim Schmitt
Absent: Jerome Gobel
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 Tom seconded approval of the January 22, 2024 land use committee meeting report. Motion carried unanimously. Junior updated the committee with answers to the four questions from last month: there is no third structure, Lot 1 is undeveloped, the septic shown on Lot 1 serves Lot 2, and the solid lines represent the new lot lines. These line adjustments bring the Baker's lands into compliance with county requirements.

The only agenda item was a rezone request from Schmitt Farm LLP, composed of Terrence and Linda Schmitt, and Timothy and Wanda Schmitt. Terry and Linda live on a substandard SFR-1 (single family residential) parcel created as Lot 1 of CSM 5063 in 1986 as one acre, not two acres, and with no road frontage. It is surrounded by Schmitt Farm LLP land that had been pastured but now is fallow. They wish to add 30.536 acres of the surrounding FP-35 (farmland preservation) land to the one acre lot to create a new Lot 1 of 31.536 acres to be zoned RM-16 (rural mixed used). This action will define driveway access onto Fritz Road and enlarge the parcel to bring the land into zoning compliance, and will not use a split. Eligible splits belong with the remaining 162 acres of Schmitt Farm LLP land in the township. There was no further discussion. **Junior moved and Deb seconded to recommend town board approval of the request from Schmitt Farm LLP to rezone one acre of SFR-1 land and 30.536 acres of untillable FP-36 land to create new Lot 1 of 31.536 acres to be zoned RM-16, located at 1207 Fritz Road in Section 7. No split is used. Motion carried unanimously.**

Kevin and Jenny DeLorme were present to gather land use information regarding Glenn and Elaine Morrick's estate. Jenny is one of the Morrick's six children, all of whom are in agreement to not subdivide and sell the land in the estate. The specific land in question is located at 7375 and 7379 Montrose Road in Section 29. There are two houses next to each other that share a deeded common driveway. A CSM created "years ago" separated the original farmhouse as a residence for Bart (son of Glenn) and Angie. That parcel is thought to be zoned RR-6. The second house, once for hired hands, is on 32 acres of land thought to be zoned FP-35. The DeLormes asked if the town granted exemptions from the town's 66' frontage onto a town road requirement and the town's 2 acre minimum lot size requirement. Junior informed them the town adhered closely to the LUP and did not grant exceptions. Junior will review Access Dane information to get a clearer picture of the parcels in question.

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

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