Town of Montrose Land Use Committee
January 22, 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 November 22, 2023 land use committee meeting report. Motion carried unanimously.

The first agenda item was a request from Paul and LaVay Morrison for MorCoy Compound LLC, owners of approximately 55 acres of farmland preservation land in Section 31 locally known as the "old fish farm" and on which there are two residences. They wish to demolish the original farmhouse so an approximately 6.5 acres building site to replace the original farmhouse can be parceled off and rezoned, using the one split available. The log home on the remaining unbuildable approximately 49 acres was designated a secondary farm residence and granted a CUP in the summer of 2020 to allow a garage to be added. Gary and Janice Hageman, neighbors with strong family ties to this land and to the original farmhouse, questioned how the driveway shown on the aerial photo and the preliminary CSM would work and asked if the bank mortgaging this property is on board with these changes. In reply, Paul said there will be a joint access agreement to ensure both parcels share the driveway and the bank knows of and approves their plans. Wisconsin's soon-to-be-designated, largest single-trunk black walnut is on the remaining 49 acres. There was no further discussion. **Tim moved and Tom seconded to recommend town board approval of the request from Paul and LaVay Morrison for MorCoy Compound LLC to rezone to RR-4 (rural residential) approximately 6.5 acres of FP-35 (farmland preservation) land to create a buildable parcel in Section 31 at 7741 State Highway 69, contingent on the demolition of the original farmhouse. Motion carried unanimously.**

The second agenda item was a request from Denny Baker to reconfigure two existing lots. Although no one was present to answer questions, the request was straightforward so after committee discussion, **Deb moved and Tom seconded to recommend town board approval of Denny Baker's request to alter existing Lots 1 and 2 by rezoning .66 acres of Lot 2 land from RM-16 (rural mixed use) to RR-4 (rural residential) to add to Lot 1 and rezoning .63 acres of Lot 1 land from RR-4 to RM-16 to add to Lot 2, all in Section 9 located at 1240 and 1232 Gaffney Road. Motion carried unanimously.**

Answers to questions and clarifications that the board may want before making a decision include:

1. The CSM provided to the town labels two sheds also shown on the aerial photo but a possible third structure shows under the numerals 1232 on the aerial photo that is not labeled on the CSM. Is the structure a shed or residence or is it unlabeled because it no longer exists?

2. Lot 1 appears to be undeveloped but an address of 1232 appears to have been assigned as shown on the aerial photo provided to the town. Is there a residence on Lot 1?

3. The septic mound shown on the CSM is approximately 450' from the home on Lot 2. Is the mound for Lot 1 or 2? If for Lot 1, where is the septic for Lot 2 located? If Lot 1 is undeveloped, why is a septic mound shown on that lot or is it a proposed location?

4. Confirmation is needed that the dashed lines for Lot 1 indeed represent the existing lot shape with the solid lines being the proposed shape. The committee understood conventional drafting standards to be the opposite.

Because these questions should be able to be resolved at the board meeting, Junior will contact Denny Baker to ensure he will be present at the February 6th board meeting.

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