Town of Montrose Land Use Committee
November 27, 2023 Meeting Report

Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Jerome Gobel, Tim Schmitt
Absent: 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 February 27, 2023 land use committee meeting report. Motion carried unanimously.

Randy Mussehl was present regarding the sole agenda item which was a request to rezone 3 acres from the 37.28 acreage parcel at 1273 Judd Road to create a single-family parcel. To keep the remaining parcel above 35 acres, Randy adjusted the rezoned acreage request to approximately 2.2 acres.

Six of seven available splits from the original Selmer Judd, Jr. farm have been allocated with a proposal to use the last split as shown on CSM 12298. This proposed use was not acted on and was later withdrawn, releasing the last split available for the current request.

After clarification of which requests had been withdrawn and which splits have been used, **Tim moved and Jerome seconded to recommend to the town board approval of Randy and Angie Mussehl's request to rezone approximately 2.2 acres from FP-35 (General Farmland Preservation) zoning to RR-1 (Rural Residence) zoning to create a residential parcel located in Section 12 at 1273 Judd Road and lying in the northeast corner of the existing 37.28 parcel that fronts Judd Road. Motion carried unanimously.**

The original farm size of 255.89 acres included two farm homes, which remain on the current 37.28 acre parcel. Junior informed Randy that this current 2.2 acres rezone request uses the final available split, meaning that the two farm homes on the remaining approximately 35.08 acres must remain together and cannot be separated.

Meeting dates for 2024 were set:

January 22	April 22	July 22	October 28
February 26	May 20	August 26	November 25
March 25	June 24	September 23	December 23

It was noted that there are farms in the township with unused splits where the eligible land is either inaccessible or unreasonably reachable. These situations need to be addressed in a future updating of the town's land use plan.

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

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