

Town of Montrose Comprehensive Plan Committee
Meeting Minutes – January 15, 2026
(Draft – For Approval at February Meeting)

Attendees: Tim Schmitt, Bill Warner, Tim Bahls, Cory Brown, Deb Brucaya, Ann Sayles, Marie Barry

Date: Thursday, January 15, 2026

Time: 6:00 p.m.

Location: Montrose Town Hall, 1341 Dianne Avenue, Belleville, WI 53508

1. Call to Order

The meeting of the Town of Montrose Comprehensive Plan Committee was called to order at 6:00 p.m.

2. Introductions and Purpose of Meeting

Committee Chair Ann Sayles introduced committee members and explained that the purpose of the meeting was to begin the process of updating the Town of Montrose Comprehensive Plan.

3. Issues to be Addressed in the Revised Comprehensive Plan

The committee discussed key planning issues to be addressed in the updated plan, noting that Wisconsin statutes require nine planning elements. Additional topics covered included:

- Accessory Dwelling Units (ADUs)
- Residential “splits” and remaining development potential (approximately 300 splits remained at the time of the last plan update roughly 20 years ago)
- Requesting an updated split count from Dane County

Next steps discussed included updating demographic information from the prior plan and incorporating relevant information from Dane County’s proposed comprehensive plan.

4. Questions to Be Asked in the Community Survey

The committee discussed potential survey questions intended to gather community input on long-term vision, land use, and services. Topics identified included:

- Annexation from surrounding municipalities and resident preferences related to annexation
- Whether landowners farm their land or lease it out
- Productive farmland versus non-productive farmland
- Resident preferences for what the township should look like in ten years (and 25–30 years)
- Whether the Town’s current vision of remaining primarily agricultural should continue
- Views on non-traditional businesses on farms (e.g., on-farm stores, farm tours, cottage businesses)
- Support for zoning that allows smaller, non-residential farms
- Broadband: what role, if any, town government should take to support broadband
- Views on further development of the hamlet zones, including Paoli and Basco
- Support for Transfer of Development Rights (TDR)
- Whether residents filter their drinking water
- Views on non-residential activity in the Town (favorable/unfavorable)

- Perceived impacts of non-resident visitors who patronize local businesses (positive/negative)
- The Town's role in supporting non-resident recreation (paddling, ATV/UTV, snowmobiling, biking, etc.)

5. Method(s) of Conducting the Community Survey

The committee discussed survey methods and a target timeline.

Goal: Have the survey ready for distribution by March 15, 2026, in advance of the spring election.

- Mail the survey to all township residents
- Provide copies at the election for residents to complete and return when they vote
- Offer an online option, including the use of QR codes

7. Methods of Receiving and Disseminating Suggestions and Information

The committee discussed strategies to maximize engagement and ensure the planning process is understandable to the public.

- Clearly define the purpose of the comprehensive planning process in plain language
- Compile and share reference materials in a shared Google drive, including Dane County Chapter Ten ordinances

8. Public Questions and Discussion

Comments and questions raised included:

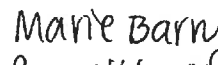
- Paoli infrastructure (street lights and sidewalks) and whether township investment should be pursued
- How contributions to infrastructure investment would be defined
- Request for information on township revenue sources by parcel type (commercial, residential, agricultural)
- Zoning concepts including flagpole zoning (allowed) versus postage stamp zoning (not allowed)
- Development limitations where poor land is set back from roadways, limiting use of splits
- Use of one driveway to serve multiple houses in other communities
- Light pollution concerns and the need for lighting at certain intersections

9. Adjournment

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,


Jennifer Armstrong
Town Clerk


Marie Barny
Committee Member