

Town of Montrose Land Use Committee
April 27, 2026 Meeting Report

All present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Jerome Gobel, Tom Sarbacker, Tim Schmitt
Minutes are not official until approved by land use committee (LUC) members at a subsequent meeting
NOTE: CUP means Conditional Use Permit FP means Farmland Preservation CSM means Certified Survey Map

Junior called the meeting to order. Tim moved and Tom seconded to approve the February 23, 2026 LUC meeting report. Motion carried unanimously.

The only item of business was a request from members of the Gehin family, represented by Ed Short and Paul Gehin, to rezone 2.439 acres (with road ROW) of FP-35 land to RR-2 to create residential Lot 1 in Section 13, east of 6545 County Road A, which is CSM 8024. This lot is part of the farm owned in 1978 by Catherine Genin, and is thought to be the last split available on this land. All present agreed that a splits report from Dane County is needed. Should a split be available and should it be the last one, Ed explained that he placed a statement to that effect on the documents he creates. After discussion of access to the proposed lot and to the existing shed, and with no public input, **Jerome moved and Deb seconded to recommend town board approval of a request by John and Cynthia Gehin, and Paul and Jacqueline Gehin to rezone 2.439 acres (2.115 acres without road ROW) from FP-35 to RR-1, pending the results of a splits analysis on the original 1978 farm by Dane County. Motion carried unanimously.** The applicants will make this request immediately.

Because LUC member's term renewals by the Town Board will occur in May, Junior asked members to confirm that they were still interested in serving on the Committee. Tim, Deb, and Junior are so interested however both Jerome and Tom would continue to serve provided no one else stepped forward. Junior identified four people who may have an interest in serving. He will coordinate with them and Board members so appointments to the LUC can be made at the next Board meeting.

Deb asked about annual land use plan review meetings once held each February. Junior noted that the current comprehensive plan review, and the many years intervening since the last such meetings, made them unnecessary for the time being.

The meeting adjourned after unanimous approval of Tim's motion and Tom's second to do so.

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