

**Town of Montrose Land Use Committee**  
**August 24, 2026 Meeting Report**

**All present:** Deb Brucaya (recorder), Junior Eichelkraut (chairman), Sheila Everson, Dan Nolden, 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. After correcting RR-1 to RR-2 as the report was read, Tim moved and Junior seconded to approve the April 27, 2026 LUC meeting report. Motion carried unanimously.

John Sayles and daughter Beth Sayles were present to request a rezone of 8.09 acres from FP-35 to RM-8 to create a residential lot. The proposed lot is part of the farm owned in 1978 by Alfred Mellenberger and is thought to be the first split of four available on this farm. No splits analysis from Dane County has yet been requested. Currently this 8.09 acres is in the federal Conservation Reserve Program (CRP). Soil that meets septic system perc requirements has been identified at the rear of the lot. The 8+ acres are requested to provide future flexibility for uses such as animals, gardening, or an orchard. The proposed driveway location provides reasonable sight distance for road traffic. After discussion and with no public input, **Tim moved and Dan seconded to recommend town board approval of a request by John Sayles and Beth Sayles to rezone 8.09 acres (without road ROW) from FP-35 to RM-8 to create a residential lot west of 6551 Purcell Road in Section 2. Motion carried unanimously.**

With no other agenda items and no public input, the meeting adjourned after unanimous approval of Tim's motion and Dan's second to do so.

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