

Town of Montrose
Dane County, Wisconsin
1341 Dianne Avenue
Belleville WI 53508

Report from Committee to Review the Comprehensive Plan

On October 7, 2026, the committee met. The meeting was called to order at 5 p.m., and adjourned at 6:40 p.m. Members present: Tim Bahls, Cory Brown, Deb Brucaya, Ann Sayles, Tim Schmitt and Bill Warner. Member absent: Marie Barry.

Several members of the community were present, and signed in as observers and occasional commenters.

This meeting was focused on discussion of transfer of development rights (TDR) and purchase of development rights (PDR) in the Town of Montrose (the Town) as possible mechanisms to achieve the Town's development goals.

Tim Bahls submitted a summary of salient characteristics of 10 Dane County townships' TDR programs, noting the very considerable differences in approach from township to township. The approaches vary from allowing TDR only from one parcel owned by a single owner to another parcel of at least 3t acres owned by the same person, with only one such transfer allowed every y5 years (Christiana) to allowing a single transfer from a farm preservation area to be multiplied to 8 development rights if received into a neighborhood or farmland transition area (Cottage Grove). There was lively discussion of the possible advantages and disadvantages of TDR. All concurred that we would like to have and expert come and discuss TDR with us before deciding whether to recommend some form of TDR be included in the Comprehensive Plan. There was disagreement about whether TDR can create a permanent restriction on development if land in the Town is annexed by an incorporated municipality.

All members present had attended, on October 5, 2026, the Town Board meeting at which Renee Lauber of the Dane County Towns Association (DCTA) and Ben Kollenbroich, a Dane County planner with expertise in the area, presented information about PDR. Discussion of the PDR centered on its effectiveness to permanently protect land from which rights may be acquired, and its potential usefulness in planning discussions with municipalities

(primarily the Village of Belleville) in shaping any future expansion of Belleville into the Town. Concerns were expressed about the cost of PDR, with people noting that the Town would need to raise taxes to fund its portion of such a program, and that the amounts of land which could be protected would be relatively small. It was also noted that not having a PDR program would make it more difficult for people who would like to preserve their land undeveloped to have a means to do so, because of lack of participation of governmental and non-governmental entities in protecting the land. The committee would like to here specific details of possible funding sources and amounts.

There was brief discussion of postage stamp zoning, with no conclusions.

We agreed that we need to start detailed work on the Comprehensive Plan, taking in to account the existing plan, the results of the community survey, and the draft from Dane County. Accordingly, we are going to start meeting more frequently. Next dates will be:

Thursday, November 5, 2026

Thursday, November 19, 2026

Thursday, December 3, 2026

Thursday, December 16, 2026.

All meeting times are at 5 p.m. at the Town Hall.

We plan to work on 2 chapters per meeting. To that end, Deb Brucaya, will submit a working draft of Chapter 4, and Ann Sayles a working draft of Chapter 2, to be reviewed by the entire committee at the next meeting.

If we are able to schedule an expert to talk with us about PDR/TDR, that will take precedence over the drafting work.

Ann Sayles
Chair