



**Town of Montrose Land Use Committee  
March 26, 2018 Meeting Report**

**Present:** Deb Brucaya, Junior Eichelkraut, Tom Sarbacker, Tim Schmitt

**Absent:** Jerome Gobel

**Minutes are not official until approved by land use committee (LUC) members.**

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Tom moved and Junior seconded to approve as read the minutes of the February 26, 2018 land use committee meeting. Motion carried unanimously.

The first agenda item was a request from Scott and Teresa Schaller to create a residential lot by rezoning 2.40 acres from A-1 Exc. to A-2(2). Materials provided included a 2013 density study from Dane County showing five available splits on the original farm of 177.3 acres, and a zoning change map titled Exhibit "A". The west side of this lot borders the forest owned by Madison Metropolitan School District. Discussion covered placing the proposed driveway at the safest, most easterly location possible to increase the distance from Fritz Road. There was no public input. **Junior moved and Deb seconded to recommend town board approval of Scott and Teresa Schaller's request to create a residential lot by rezoning 2.40 acres located on the north side of Schaller Road just east of Fritz Road in the SW-NE of Section 6, Town of Montrose from A-1 Exc. to A-2(2), as shown on Exhibit "A". This action will use the first of five splits available on this land. Motion carried unanimously.**

The second agenda item was a request from Don and Kathy Schaller for a conditional use permit (CUP) to build a second farm residence on the south side of Schaller Road. A neighbor, Tom Duerst, asked about outbuildings and setbacks in A-2 zoning but the main topic was location of the driveway. A hand sketch from Mr. Schaller shows access at the northwest corner of this quarter section, about a half mile west of State Road 69. The following are considerations in locating this driveway:

1. the proposed location is at or very near the fence line, placing it at the crest of the rise
2. Perc. tests place the septic system in front of the proposed house
3. to avoid the rise and clear the septic field the drive would have to be moved more than 300' to the east, which would take more farmland
4. driving westbound on Schaller Drive, there is adequate view of oncoming eastbound traffic to safely turn left into the drive
5. there are fewer bikers on this section of Schaller Road

After discussion, it was determined that the proposed location of the access is the best possible, given the location of the home site, which the committee did not discuss moving. An easement to access the remaining acreage of this quarter-quarter section may be needed in the future. Last, this action may use one of the five splits available on the original farm acreage of 192-194 acres based on Item 3. under the Agricultural Policy of the Town's land use plan, which states the Town's policy is "to allow farm residences for those who earn a substantial part of their livelihood from their operations. These houses will count toward the one lot per 35 acres overall density of policy 4." Tim will check on this before the upcoming town board meeting.

**Junior moved and Tom seconded to recommend town board approval of Don and Kathy Schaller's request for a CUP to build a secondary residence for farm purposes on the 40-acre parcel on the south side of Schaller Road in the NW-SE of Section 4 as shown on the "Site Map for Schaller Secondary Farm Residence" provided as part of this request. This action may use one of the five splits available on this land. This request addresses the six CUP standards found in**

**Chapter 10 of Dane County's Code of Ordinances to the committee's satisfaction. Motion as amended by Tim and Deb carried unanimously.**

Under general public input, Tim provided committee members with copies of materials just received from Tim Scott regarding changing the terms of an existing CUP at 7008 Little Lakes Road. This may be an agenda item for April's meeting.

There was a brief discussion of Tim's upcoming departure from the LUC and of land use in the hamlet of Paoli. There appear to be many abandoned vehicles and other such items at two locations in the area north of County Road PB and east of Range Trail Road.

There were no other agenda items or public input before the meeting adjourned after unanimous approval of Junior's motion and Deb's second to do so.

Submitted by:

Deborah A. Brucaya, Recording Secretary  
Town of Montrose Land Use Committee

Town of Montrose  
Regular Board Meeting  
1341 Diane Ave., Belleville WI 53508  
Tuesday, April 10, 2018, 7:00 p.m.

Meeting was called to order by Roger Hodel at 7:00 p.m.

Clerk stated for the record that meeting was posted according to Open Meeting Laws.

Present: Chair Roger Hodel, Supervisor Randy Francois, Treasurer Melissa Salisbury and Clerk Julie Bigler. Supervisor Dan Palmer excused

**Motion made by Randy Francois, seconded by Roger Hodel to approve March 6, 2018 Minutes as read. Motion Carried.**

**Motion made by Randy Francois, seconded by Roger Hodel to approve March 19, 2018 Town of Montrose and Village of Belleville Special Board Meeting as read. Motion Carried.**

**Motion made by Randy Francois, seconded by Roger Hodel to approve March 2018 Treasurers Report as read and pay all bills. Motion Carried.**

Announcements: Town Board meeting was changed due to the Spring Primary Election held on April 3rd and the meeting room used as an exit. April 17, 2018 will be the Annual Meeting held at Town Hall. Get well wishes to Marie Salisbury and Scott Davis. Clerk informed board of additional information for their board packets which included: bidding process for Remy Road Bridge. New Glarus Public Library request to attend next board meeting. Randy Francois instructed clerk to contact them and tell them they are welcome to attend. March 26, 2018 Land Use Minutes, Right-of-way (ROW) information from Wisconsin Towns Association. Brian Standing from Dane County sent email asking for a date to hold a Public Information Meeting for landowners discuss Chapter 10 Comprehensive Plan revisions. The board is continuing to search for a new Land Use Chairperson.

Committee Reports: Tim Schmitt reported on the rezone request from Scott & Teresa Schaller to create a 2.40 residential lot. Land Use Committee voted 4 ayes 0 opposed 0 abstained to recommend approval to create a residential lot by rezone. Tim also reported on the request from Don and Kathy Schaller for a Conditional Use Permit to build a secondary residence. Amanda Meade (Peterson), Tim and Pam Scott have made a request to change Conditional Use Permit #2105 for a Limited Family business. Tim Schmitt also received a call regarding having an Industrial Hemp business in Paoli.

Proposal to Convert Section of State Highway 69 into a Town Road: Nothing

**Motion made by Randy Francois, seconded by Roger Hodel to Appoint Clerk Julie Bigler and Deputy Clerk Linda Miller to serve as Election Inspectors for the 2018 Election Year. Motion Carried.**

**Motion made by Randy Francois, seconded by Roger Hodel to approve Rezone Request from Scott F. Schaller, Thomas L. Schaller, Debra H. Colantone, Lynda S. Schaller, Mark A. Schaller, Michael J. Schaller, and Robert J Schaller to Create one Residential Lot and Rezone 2.40 Acres from A-1Ex Exclusive Ag District to A-2(2) Agriculture District in Order to Create One Residential Lot. This Being Four of Five Splits with Density Study Done and Driveway Location as Recommended by Land Use Committee. Parcel Number 0508-061-9000-3, Section 6-5-8, SE ¼ NE ¼ North of 7757 Schaller Road. Motion Carried.**

**Motion made by Randy Francois, seconded by Roger Hodel to Grant Conditional Use Permit Request from Donald P. Schaller and Kathryn Schaller on 40 Acres, Property 0508-0448-500-1 Sec. 4-5-8, NW 1/4, SE 1/4 to Build a Secondary Residential Home Close to the West Side of Schaller Road and as Close to Duerst Property Line. This Being One of Five Splits Available with Density Study Done and Driveway Location as Recommended by Land Use Committee. Motion Carried.**

Public Input: Roger Hodel approved and signed a Dane County Environmental Holding Tank Agreement, Grantor Joan Zweifel with David P Zweifel as POA, Village of Paoli Lot 4, Block 14, NE quarter of Section 10. Linda Miller asked when someone will go thru and take out the broken tables and chairs. On March 1st she helped set up for District Meeting and there were chairs that were not safe to use and some questionable tables. Randy Francois informed her he will look them over.

**Motion made by Randy Francois, seconded by Roger Hodel to Adjourn at 7:47 p.m. Motion Carried.**

Respectfully Submitted,  
Julie L. Bigler, Town Clerk

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