

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # 2017-11196

Dane County Zoning & Land Regulation Committee Public Hearing Date 10/24/2017

Whereas, the Town Board of the Town of Montrose having considered said zoning petition, be it therefore resolved that said petition is hereby (check one): Approved Denied Postponed

Town Planning Commission Vote: 4 in favor 0 opposed 0 abstained

Town Board Vote: 3 in favor 0 opposed 0 abstained

THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (Check all appropriate boxes):

1. Deed restriction limiting use(s) in the _____ zoning district to only the following:

2. Deed restrict the balance of A-1 EX Agricultural Exclusive zoned land owned by the applicant from the original farm (as of date specified in the Town Plan) prohibiting non-farm development. Please provide property description, or tax parcel number(s):

3. Deed restrict the applicant's property described below prohibiting division. Please provide property description, or tax parcel number(s):

4. Condition that the applicant must record a Notice Document which states all residential development units (a.k.a. splits) have been exhausted on the property, and further residential development is prohibited under Town & County Land Use Planning policies. Please provide property description, or tax parcel number(s):

5. Other Condition(s). Please specify:

Please note: The following space is reserved for comment by the minority voter(s), **OR**, for the Town to explain its approval if the decision does not comply with the relevant provisions of the Town Plan.

I, Julie L Bigler, as Town Clerk of the Town of Montrose, County of Dane, hereby certify that the above resolution was adopted in a lawful meeting of the Town Board on Sept 5, 2017.
Town Clerk Julie L Bigler Date: Sept 7, 2017.

Town of Montrose
Regular Board Minutes
Tuesday, September 5, 2017, 7:00 p.m.

Meeting was called to order by Chair Roger Hodel at 7:07 p.m.

Clerk stated for the record that notice had been posted according to Open Meeting Laws.

Present: Chair Roger Hodel, Supervisors Dan Palmer and Randy Francois, Clerk Julie Bigler and Deputy Treasurer Jody Gerner.

Others Present: Linda & Dick Miller, Alice & Frederick Zweifel, Laura Beutel and Melissa Salisbury

Motion made by Dan Palmer, seconded by Randy Francois and made unanimous by Roger Hodel to approve August 1, 2017 regular Board Meeting minutes as read and corrected. Motion Carried. *Changed the following under Announcements: ~~was approved~~ was changed to be put out for bids and September 24th was changed to September 25th.*

Motion made by Randy Francois, seconded by Dan Palmer and made unanimous by Roger Hodel to approve August Treasurers Report and to pay all bills. Motion Carried.

Announcements: The town extends condolences to the family David Burns and to the family of Eric O'Connor. Gary Ziegler sent info for Roger Hodel regarding Remy Road Bridge replacement costs. The Village of Belleville and Town of Montrose would share the costs if the bridge is replaced and/or repaired. Discussion held on the request from Zwingli Church having the garbage and recycling charge taken off their tax bill. The Board decided to keep trash and recycling pick up charge as it is currently. Discussion held on the spreader and new truck.

Intergovernmental Sub-Committee, Land Use and/or Long Range Planning Committee:

No discussion held on the proposal to convert section of State Highway 69 into a town road:

Motion made by Dan Palmer, seconded by Randy Francois and made unanimous by Roger Hodel to approve Rezone Request from Fred and Alice Zweifel Revocable Trust to Create Residential Lot One West of 7402 Walter Road and Rezone 2.0 Acres from A-1Ex Ag to RH-1 Rural Homes District. Creating a Residential Lot which will use up last reaming splits on farm property. A New Certified Survey Map (CSM) and a New Parcel Number will be required. Motion Carried.

Budget Workshop will be held on October 17th at 6:00 p.m. and Budget Hearing date will be determined at a later date.

Purchasing Safe and Filing Cabinet: Linda & Dick Miller have access to a filing cabinet for \$20.00. The Board instructed them to get the cabinet and Montrose will reimburse them.

**Town of Montrose Land Use Committee
August 28, 2017 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.

Tom moved and Junior seconded to approve as read the minutes of the June 26, 2017 land use committee meeting. Motion carried unanimously.

The only agenda item was a request by Fred and Alice Zweifel to rezone from A-1 Exc. to RH-1 a two acre parcel located in Section 29 along the north side of Walter Road, to the west of the existing parcel at 7402 Walter Road. Approval of this request would use all splits owned by the Zweifels.

This lot location avoids existing drainage ways. The siting of a residence on this lot will affect the driveway location so no access point has yet been determined. No driveway sight restrictions exist along this 375' of frontage onto Walter Road. Under public input, a neighbor inquired about the siting and style of a future home on this lot, neither of which have yet been determined.

After a brief discussion, **Junior moved and Tom seconded to recommend town board approval of the request by the Fred and Alice Zweifel Revocable Trust to rezone from A-1 Exc. to RH-1 a two acre parcel along Walter Road in the SE ¼ of the SE ¼ of Section 29 as shown on the preliminary survey map provided as part of this request. A new parcel number will be assigned and a new CSM created. All splits available to the Zweifels will be exhausted by this action. The motion carried unanimously.**

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

Submitted by:

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