

**TOWN BOARD ACTION REPORT**

DC PEEZ - 2024-12031

Regarding Petition # \_\_\_\_\_ Dane County ZLR Committee Public Hearing 5/28/24

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

**PLANNING COMMISSION VOTE:** \_\_\_\_\_ In Favor \_\_\_\_\_ Opposed

**TOWN BOARD VOTE:** 3 In Favor 0 Opposed

**THE PETITION IS SUBJECT TO THE FOLLOWING CONDITION(S) (CHECK ALL APPROPRIATE BOXES):**

- Deed restriction limiting use(s) in the \_\_\_\_\_ zoning district to **only** the following:  
\_\_\_\_\_
- Deed restrict the balance of FP-35 Farmland Preservation 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):  
\_\_\_\_\_
- Deed restrict the applicants property described below prohibiting division. Please provide property description, or tax parcel number(s):  
\_\_\_\_\_
- 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):  
\_\_\_\_\_
- Other Condition(s) (please specify):  
Please see minutes attached. Two houses remaining on FP-35 are to remain as 1 parcel and may not be separated. No further splits allowed.

**PLEASE NOTE:** The following space, and additional pages as needed, are 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, Jennifer Aelustang 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 1/21, 2024  
Town Clerk Jennifer Aelustang Date 5/11, 2024.

Town of Montrose  
Minutes of the Regular Board Meeting  
Approved 2/6/2024  
1341 Dianne Ave., Belleville WI 53508  
Tuesday, January 2, 2024 7:00PM  
Bills will be reviewed by the Board after the Board Meeting

The meeting was called to order at 7:02pm by Randy Francois.

The meeting was posted according to law.

Present: Dan Palmer, Supervisor; Randy Francois, Supervisor; Jennifer Armstrong  
Clerk/Treasurer

Residents attending: Darren Eichelkraut, Jr Eichelkraut, Brian and Yogi Brown, Randy Mussehl,  
and Allan White

The minutes of the January 2, 2024 Regular Town Board Meeting were read by Jennifer Armstrong. Dan Palmer made a motion to approve the minutes as read. Randy seconded and passed unanimously.

The treasurer's report was read by Jennifer Armstrong, Dan Palmer made a motion to approve the treasurer's report and to pay all bills. Randy seconded and passed unanimously.

Announcements:

Condolences were made by the town to the families and friends of 3 long-term residents of the Town of Montrose: Don Fahey, Glen Morrnick, and Donnie Schaller.

Agenda:

1. Discussion and/or Recommendation to Rezone Petition at 1273 Judd Road, Oregon, WI 53575, by Randy and Angie Mussehl for the purpose of creating a 3-acre parcel for a single-family dwelling.

Randy Mussehl requested the adjustment of the rezone request from 3 acres to 2.2 acres in order to keep the other land in farmland preservation. LUC approved the rezone request at their meeting unanimously. This is the last of the seven splits, no splits would be available after this

split; this uses the last remaining split from the farm. Randy Mussehl was present and stated that he understood that no splits would remain.

Dan Palmer made a motion to approve the rezone request from Randy Mussehl to rezone 2.2 acres from FP-35 to RR1 per CSM 122.98 at 1273 Judd Road using the last split of the original Selmer Judd farm and the two houses remaining on FP-35 are to remain as 1 parcel and may not be separated; there will be no further splits allowed. Randy Francois seconded and the motion passed.

2. Update and possible action regarding the town garage project from the Building Committee.

Brian Brown provided an update from the Building Committee and a drafted document of the ongoing Contracts and Expenses of the garage rebuild and remodel. Brian presented the current design of the garage preliminary plan; waiting for recommendations from the architect. The committee will be moving forward in determining the viability of the well. Thanks to Cody for taking the posts out of the shed – the committee noted he did a nice job.

#### Public Input

Allan White stated that there was broken glass around the park and asked what the process was to clean it up when necessary. Allan was directed to call the town clerk, we will have the patrolman take care of it.

Dan Palmer moved to adjourn the meeting; Randy seconded. Meeting adjourned at 7:21PM.

Jennifer Armstrong 1/10/24  
Town Clerk/Treasurer

The TOWN OF MONTROSE IS IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. Efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services upon reasonable notice. For additional information or to request this service, contact the Town of Montrose, 1341 Dianne Avenue, Belleville WI 53508, (608)424-3848 by the Friday prior to meeting.

# Dane County Rezone Petition

<b>Application Date</b>	<b>Petition Number</b>
02/09/2024	DCPREZ-2024-12031
<b>Public Hearing Date</b>	
05/28/2024	

<b>OWNER INFORMATION</b>	<b>AGENT INFORMATION</b>
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OWNER NAME RANDALL AND ANGELA MUSSEHL	PHONE (with Area Code) (608) 333-1934	AGENT NAME RANDALL MUSSEHL	PHONE (with Area Code) (608) 333-1934
BILLING ADDRESS (Number & Street) 1273 JUDD RD		ADDRESS (Number & Street) 1273 JUDD RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS 1968rpm@gmail.com		E-MAIL ADDRESS 1968rpm@gmail.com	

<b>ADDRESS/LOCATION 1</b>	<b>ADDRESS/LOCATION 2</b>	<b>ADDRESS/LOCATION 3</b>
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ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
1273 Judd Rd					
TOWNSHIP MONTROSE	SECTION 12	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-121-9503-0					

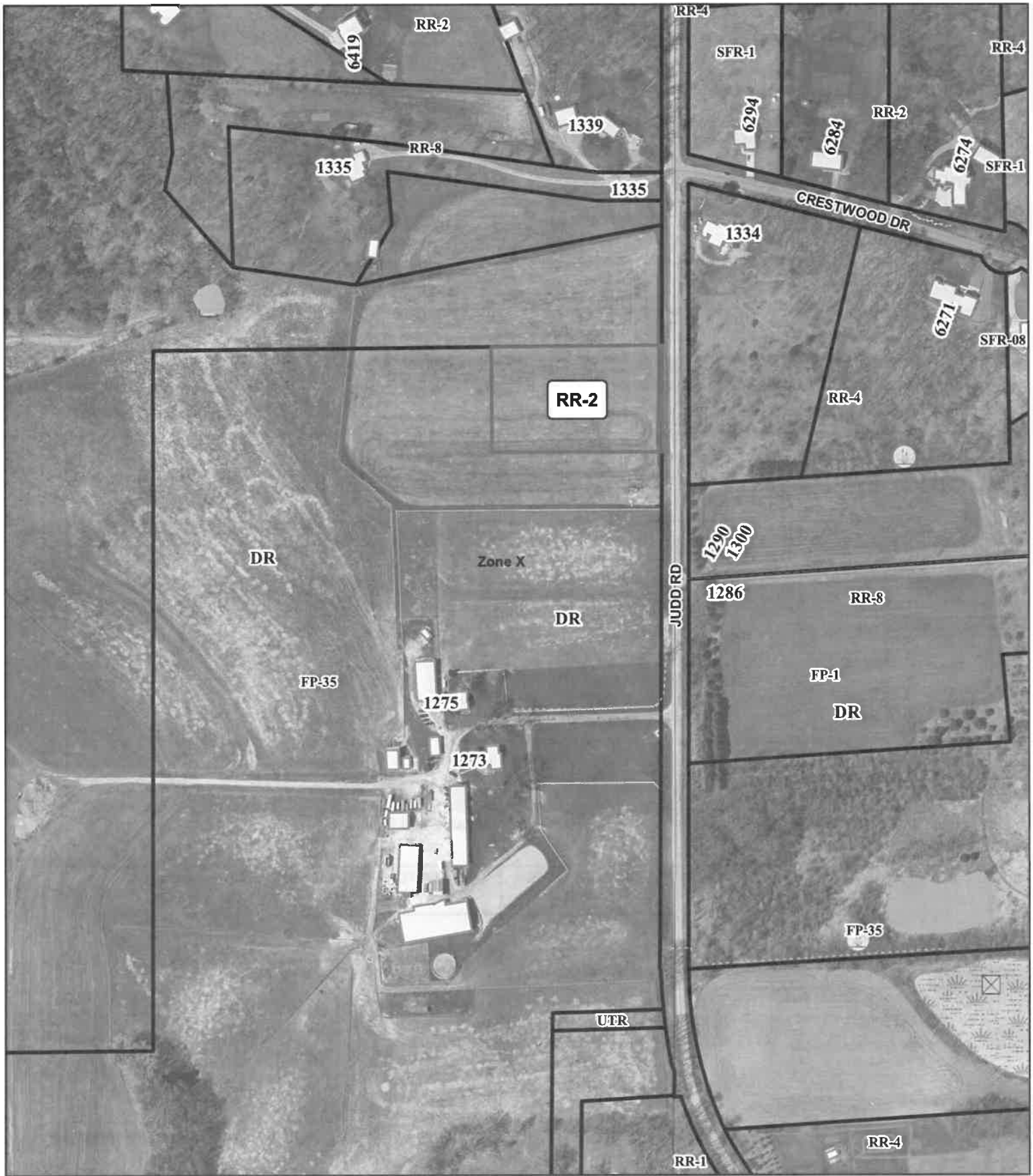
<b>REASON FOR REZONE</b>
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CREATING ONE RESIDENTIAL LOT

FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.25

<b>C.S.M REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>PLAT REQUIRED?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials_____	<b>DEED RESTRICTION REQUIRED?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials_____	<b>INSPECTOR'S INITIALS</b>  RUH1	<b>SIGNATURE:(Owner or Agent)</b>   <b>PRINT NAME:</b>   <b>DATE:</b>
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COMMENTS: A NEW DEED RESTRICTION WILL BE NEEDED TO DOCUMENT THE FARM'S DEVELOPMENT RIGHTS. CSM WILL BE SUBJECT TO FITCHBURG EXTRATERRITORIAL REVIEW.



# REZONE 12031



Wetland



Floodway Areas in Zone AE



Floodplain

