

TOWN BOARD ACTION REPORT - REZONE

Regarding Petition # MPREZ-2015-10917

Dane County Zoning & Land Regulation Committee Public Hearing Date 11-24-2015

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: 5 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 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 Nov 3, 2015.
Town Clerk Julie Bigler Date: Nov 5, 2015.

Town of Montrose
Regular Board Meeting Minutes
Tuesday, November 3, 2015 - 8:00 p.m.

Meeting was called to order by Chair Roger Hodel at 8:00 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 Treasurer Jody Gerner.

Others Present: Land Use Chair Tim Schmitt and Bill Warner

Motion made by Dan Palmer, seconded by Randy Francois and made unanimous by Roger Hodel to approve October 6, 2015 Regular Board Meeting minutes as read and corrected. Motion carried. The following was corrected: Pam Dumphy is with Dane County Highway and the engineering firm is Strand Associates.

Motion made by Randy Francois, seconded by Dan Palmer and made unanimous by Roger Hodel to approve October 2015 Treasurers report as read and pay all bills. Motion carried.

No announcements

Intergovernmental Sub-Committee, Land Use and/or Long Range Planning Committee: Bill Warner reported that there will be a Belleville/Montrose Intergovernmental Joint Planning Committee meeting on November 17, 2015 at 7:00 p.m. and will be held at Montrose. Tim Schmitt reported on the zoning request by Glenn & Elaine Morrick. Land Use Committee met on November 2, 2015 and recommended approval to the Town Board to rezone 4.63 acre parcel from A1-EX to RH-2 with a vote of 5 yea and 0 nay.

Motion made by Randy Francois, seconded by Dan Palmer, and made unanimous by Roger Hodel to approve total highway expenditures for 2016 of \$170,000.00 pursuant to Section 82.03 of Wisconsin Statutes. Motion carried.

Motion made by Dan Palmer, seconded by Randy Francois, and made unanimous by Roger Hodel to approve 2016 Local Levy \$ 389,500.00, 1.5 % Change. Motion carried.

Motion made by Dan Palmer, seconded by Randy Francois and made unanimous by Roger Hodel to approve Zoning Request by Glenn & Elaine Morrick, Change from A1-

EX to RH-2, 4.63 Acres in Section 28 & Section 29 to Split off Original Farm House and Farm Buildings Including Shared Driveway. Motion carried. The original farm house and farm buildings will be separate from the summer house which will stay with the farm. Dane County may request an agreement on shared driveway, well and septic. The town also thinks it would be a good idea to have an agreement.

Public Input: Ed Short informed the Town Board he will be meeting with Jim Root and Molly Freitag to identify grave site at the Montrose Pioneer Cemetery.

Randy Francois stated for the record that the Town of Montrose will continue with IOH Option F.

Motion made by Randy Francois, seconded by Dan Palmer and made unanimous by Roger Hodel to adjourn November 3, 2015 board meeting at 8:25 p.m. Motion carried.

Respectfully Submitted,
Julie L. Bigler, Town Clerk

Minutes are not official until approved by the Town Board

Town of Montrose Land Use Committee

November 2, 2015 Meeting Report

All Members Present: Deb Brucaya, Junior Eichelkraut, Jerome Gobel, Tom Sarbacker, Tim Schmitt

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

The previously scheduled October 26, 2015 land use meeting was rescheduled to November 2, 2015.

Tom moved and Jerome seconded to approve the minutes of the August 24, 2015 land use committee meeting as read. Motion carried unanimously.

The only agenda item was review of and possible action on a request by the Glenn F. Jr. and Elaine M. Morrick Revocable Trust to create and rezone from A1-Exc. to RH-2 a separate 4.63-acre-parcel for the original farmhouse and farm buildings located along Montrose Road. Ed Short presented the Morrick's request with input from Mr. Morrick junior and senior.

The parcel is identified as Lot 1 on the sketch Mr. Short provided to committee members. Also shown on the sketch is a summer house that is excluded from Lot 1. The summer house is currently used by Mr. Morrick's parents as their residence. The newly created Lot 1 and the summer house would share the existing access onto Montrose Road as well as the existing well and septic system. These sharing arrangements will be formally documented in an agreement that is yet to be executed.

The county will be performing a splits analysis. Until then, we know the size of the original farm was approximately 293 acres and that one division has already been approved for a residence at the Montrose Road and Kelly Drive intersection.

There were no public comments and no objections to this proposal.

Junior moved and Tom seconded to rezone from A1-Exc. to RH-2 a 4.63-acre parcel shown as Lot 1 on Ed Short's preliminary sketch and located along Montrose Road in Sections 28 and 29, to separate the existing farmhouse and various farm buildings from the rest of the farm. Motion carried unanimously.

2016 Land Use Committee meeting dates were tentatively set as:

| | | | |
|-------------|----------|--------------|-------------|
| January 25 | April 25 | July 25 | October 24 |
| February 22 | May 23 | August 22 | November 28 |
| March 28 | June 27 | September 26 | December 19 |

There were no other agenda items or public input. The meeting adjourned after unanimous approval of Jerome's motion and Tom's second to do so.

Submitted by:

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