
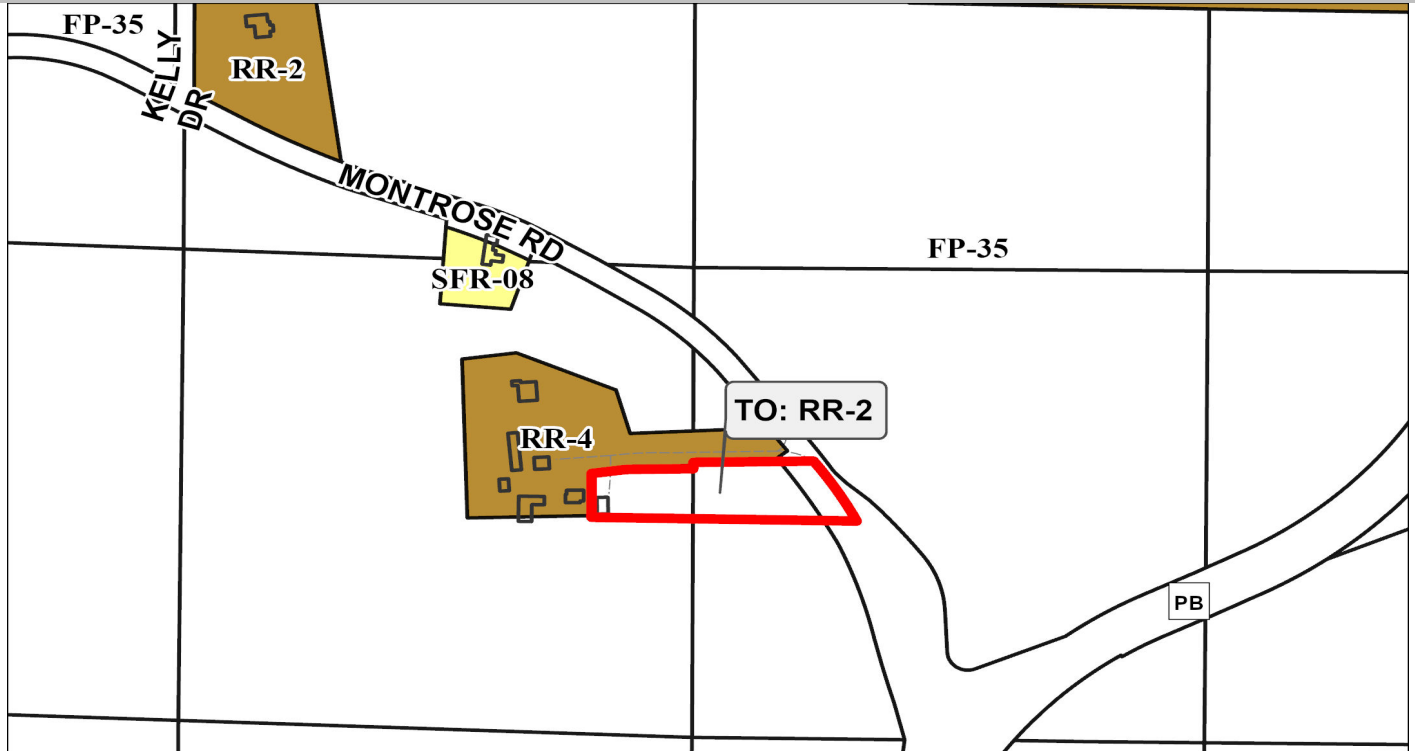


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> May 28, 2024	Petition 12044	
	<i>Zoning Amendment Requested:</i> FP-35 Farmland Preservation TO RR-2 Rural Residential District		
	<i>Size:</i> 2.04 Acres	<i>Survey Required:</i> Yes	<i>Town/Section:</i> MONTROSE, Section 29
	<i>Reason for the request:</i> create a residential lot for an existing house		<i>Applicant:</i> GLENN & ELAINE MORRICK REV TR
		<i>Address:</i> 7375 MONTROSE ROAD	



DESCRIPTION: Trustees for the Glenn and Elaine Morrnick Revocable Trust would like to create a 2.3-acre residential lot for an existing house, as part of settling an estate. The new lot would be created with a certified survey map (CSM). The trust owns roughly 272 acres of FP-35 zoned farm land that contains the home, which has been the family’s “summer house” and farm hand house. The original farmstead is located on the adjacent 4.7-acre residential lot with RR-4 zoning, which was created with CSM #14198 recorded in 2016.

OBSERVATIONS: The proposed lot conforms to the requirements of the RR-2 zoning district, including lot size, building coverage, and public road frontage. The home shares a driveway access with the home at 7379 Montrose Road, and would continue to do so. Applicants would create a revised shared driveway agreement, shared septic agreement, and shared well agreement for the new lot.

The Public Health Department will need to approve any proposed shared well and septic agreement. Public Health staff have confirmed that shared facilities are acceptable. Easement agreements may need to be revised in the future.

County records indicate a possible historic site on the property. Landowner was advised to contact the Wisconsin Historical Society (WHS) for review. They have done so, and WHS State Archaeologist Amy Rosebrough confirmed there are no restrictions on disturbance or development in this area, no burial sites reported, and the site is unlikely to ever be eligible for listing as a registered historic place.

The property is subject to the Village of Belleville’s extraterritorial jurisdiction for land division reviews.

COMPREHENSIVE PLAN: This property is within a Farmland Preservation Area under the [Town of Montrose / Dane County Comprehensive Plan](#). Residential development is capped at a maximum of one unit per 35 acres owned as of September 11, 1978. If Petition 12044 is approved as submitted, there will be 2 potential homesites remaining on the property. *(For questions about the town plan, contact Senior Planner Brian Standing at (608) 267-4115 or standing@countyofdane.com)*

RESOURCE PROTECTION: The east end of the proposed lot is within the shoreland zone due to proximity to the West Branch Sugar River located across Montrose Road. No further comments, no new development is proposed.

TOWN ACTION: On May 7, 2024 the Town Board recommended approval of the rezone conditioned on recorded agreements that ensure that Lot 1 CSM #14198 and this new lot will share the existing well, septic field, and driveway.

STAFF RECOMMENDATION: Pending any comments at the public hearing, staff recommends approval of the rezone with the following conditions:

1. Easements for the shared driveway, septic system, and water well shall be recorded along with the certified survey map that creates the lot and shall be shown on the CSM.

Any questions about this petition or staff report please contact Rachel Holloway at (608) 266-9084 or holloway.rachel@countyofdane.com