

TOWN OF MONTROSE

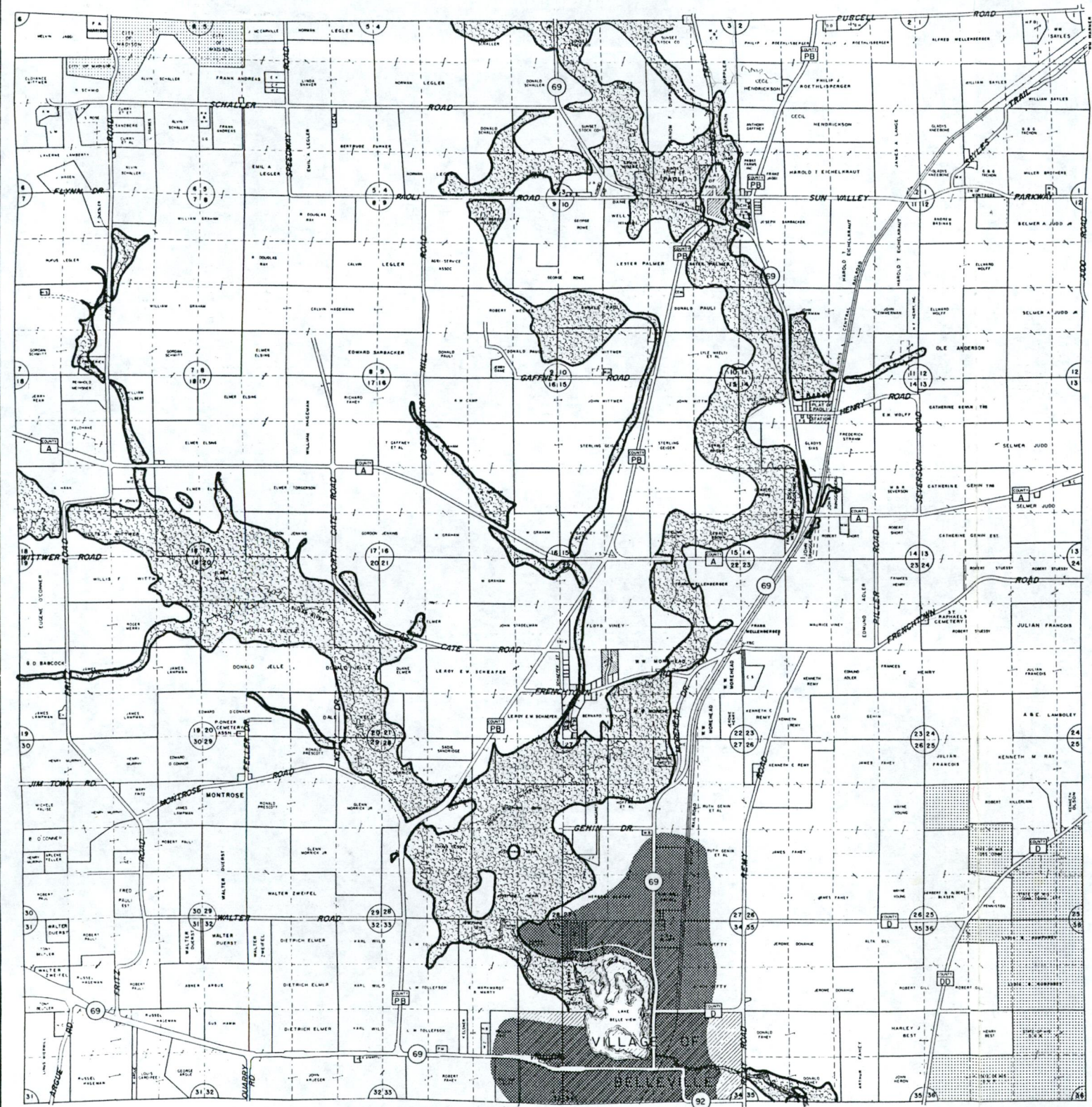
TOWN OF MONTROSE LAND USE PLAN

T. 5 N. R. 8 E. DANE COUNTY, WIS.

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MAP PREPARED AND PRINTED BY
DANE COUNTY SURVEYORS OFFICE
COURT HOUSE, MADISON, WIS.



PURPOSE OF PLAN

The ultimate goal of this plan is to preserve the productive farmlands of the town for continued agricultural use and to protect farm operations from conflict with non-farm uses. Therefore, all lands within the town are designated as agricultural except those that are zoned for another use. Any request for rezoning or development will be evaluated in light of the policies of this plan by the Planning Committee and Town Board.

THE OBJECTIVES OF THIS PLAN ARE TO:

1. Preserve agricultural land in the town.
2. Preserve existing farm operations and residential areas.
3. Protect the natural environment such as lakes, ponds, lowlands and wooded areas, etc.
4. Permit limited residential development as long as it does not conflict with the other objectives.
5. Permit limited development that enhances the growth of agriculture in the town.
6. Maintain a balance between the rights of all citizens and that of the individual.
7. Preserve the rural character of the town.

AGRICULTURAL POLICY

1. Agricultural Preservation Areas shown on the Plan Map are to protect farm operations for future production from encroachment of incompatible uses and help qualify farmers for benefits of the Wisconsin Farmland Preservation Program.
2. To allow for no subdivisions in agricultural preservation areas.
3. To allow farm residences for those who earn a substantial part of their livelihood from farm operations. To provide for an additional farm residence for parents or children of the farm operator if the conditional use standards of the exclusive agricultural zoning district are met and all town policy criteria are met. These houses will count toward the one lot per 35 acres overall density of Policy 4.
4. To limit non-farm residential development to those areas with soils not classified as prime farmland or those of statewide importance (as shown on soil map).
 - Lot size, 2 acres minimum.
 - Density limited to one lot per 35 acres of farm owned as of September 11, 1978.
 - No roads or driveways shall be permitted to cross agricultural land to reach proposed non-farm development.
 - All lots will be required to front on a public road. The use of common drives is encouraged to minimize the number of access points along town roads.
 - Lots will be rezoned from agriculture if all policy criteria are met.
5. To provide for a one-time replacement of the existing farm residence with a new residence for the farm operator. These limitations do not apply to farm houses destroyed by wind, fire and other Acts of God. Disposition of the old farm residence by demolition would require no zoning change, however, separation and sale of the old farm residence would have to meet all policy criteria of the plan, land division and zoning change requirements. These new houses will count toward the one lot per 35 acres overall density of Policy 4, unless the old residence is demolished.
6. To provide for separation of farm dwellings and related structures which existed prior to September 11, 1978 and which remain after farm consolidation. The other agricultural policies will be applied to such separations insofar as possible. These separated houses will count toward the one lot per 35 acres overall density of Policy 4.
7. To provide for the separation and retention of one lot for a new residence for the farm operator when he or she sells the whole farm. The agricultural policies will be applied in reviewing such proposals. If all other policies can be met, but there is no soil area that is not classified as prime farmland or those of statewide importance (as shown on soil map), this soil criteria may be relaxed at the discretion of the Town Planning Committee and Board. These lots will count toward the one lot per 35 acres overall density of Policy 4.
8. To avoid any substantial expenditure of public funds and the incurrence of municipal debt for construction or provision of municipal improvements and services usually associated with urban residential areas which are neither needed nor essential in rural agricultural areas.

URBAN SERVICE AREA (VILLAGE OF BELLEVILLE)

COMMERCIAL POLICY

1. To require all commercial development to be served by public sewer and water with the following exceptions:
 - a. To allow for commercial development needed to support existing agricultural activities, where it will not result in environmental degradation or conflicts with farming operations.
 - b. To rezone only that portion of land necessary for the contemplated use when rezoning is requested.
2. To avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with commercial and industrial development.

RESOURCE PROTECTION POLICY

1. To identify and protect the unique natural resources such as floodplains, wetlands and woodlands.
2. To insure that floodplain areas are protected from development or filling to maintain their natural flood accommodation capacity.

PUBLIC LANDS

- The town has extensive acreage which is owned by the Wisconsin Department of Natural Resources. The Madison School Forest is partially located in the northwest portion of the town. The town intends to take the following steps:
1. To maintain contact with DNR to insure input and participation from town officials and citizens concerning acquisition.
 2. To insure that such land acquisitions and subsequent use conform to the goals and objectives of the town plan.

3. Commercial and Industrial Development policies will be implemented primarily through zoning changes.

4. The primary policy for Agricultural Lands is preservation, with limited development allowed on less productive lands. This limited non-farm development has a two acre minimum lot size, which will be implemented through appropriate use of the Residential Zoning Districts. The "density of one lot per 35 acres within a farm unit" means that someone who owns 150 acres could create up to four lots if all other policies were met. The one lot per 35 acres is meant literally with no fractions allowed. Thus, someone owning 130 acres would be allowed a maximum of three lots, while an area of 140 acres would be allowed four lots. In computing the acreage owned, it is that acreage owned excluding all public road right-of-way. The lots may be together in a cluster or at scattered points depending upon individual desires and circumstances. For clarity the "farm unit" will include the land holdings as of September 11, 1978. This number of allowable lots will apply until a change is made to the plan.

It is also recognized that additional farm residences are allowed in the Agricultural (Exclusive) District, "... occupied by a person who, or a family of at least one member of which earns a substantial part of his or her livelihood from farm operations on the farm parcel." There is also provision for one residence per farm under the conditional use provisions for parents or children of the farm operator. In reviewing applications for these conditional uses, the town will apply the Town Land Use Plan policies to the maximum extent.

5. The town recognizes the importance of woodland and steeper slopes as being valuable to the natural habitat and scenic value of the area. Provisions to safeguard these areas from harmful development are provided for in the Land Use Plan.

LAND USE PLAN REVIEW AND REVISION

It is recognized that the Town Land Use Plan will require periodic review and revisions as more information is gathered, public attitudes change and experience is gained in plan implementation. As a means of assuring this possibility for change and improvement, a formal annual review period is hereby established. Each year from January 1 through January 31, a formal notice will be prominently posted at the Town Hall and placed in the local papers notifying citizens of the plan review process.

Petitions to amend the plan should be submitted in writing to the Town Planning Committee on or before January 31. These petitions will be reviewed by the Planning Committee with a public hearing to be held the fourth Monday in February to discuss the petitions. The Committee will then consider the hearing testimony, conduct any further study and make recommendations for action to the Town Board. The Board will consider the recommendations and make decisions.

The Committee may consider amendments at other times at the request of the Town Board. The first period for submission of petitions will be January 1982.

PLAN IMPLEMENTATION

1. The Town of Montrose has adopted the A-1 Agricultural District (Exclusive) of the Dane County Zoning Ordinance effective September 11, 1978, which applies to all lands previously zoned A-1 Agricultural. Therefore, nearly all land use changes will require rezoning. It is the intent of the town to apply the Town Plan Policies and Objectives in the evaluation and decision of each proposed zoning change.
2. Environmental protection is an objective of the plan, which is partially implemented through the Floodplain Zoning District; however, there is provision in the ordinance for some filling and development. The intent of the town is protection of these areas from filling and development. There are, in addition, areas beyond the floodplain which need protection and Conservancy Zoning will be considered for those areas. The town will continue to monitor and take positions on legislation proposed to protect such lands and provide some benefit to landowners of such lands.

RESOLUTION ADOPTING

Dane County Land Use Plan
and
Amended Montrose Land Use Plan

WHEREAS, the Town of Montrose adopted the Montrose Land Use Planning Goals and Policies September 11, 1978;

WHEREAS, experience has shown that revisions to the Plan were needed;

WHEREAS, the Town Planning Committee has prepared a Re-Draft of the Plan, held an information gathering meeting February 2, 1981, and recommended adoption of the amended Plan;

WHEREAS, the Town of Montrose seeks to cooperate with Dane County and other local units of government, and have this amended Plan become part of the Dane County Farmland Preservation Plan;

NOW, THEREFORE, pursuant to sections 66.945(12), 61.35 and 62.23 of the Wisconsin Statutes:

BE IT RESOLVED, that the Dane County Land Use Plan and the whole thereof as refined and detailed to apply specifically to the Town of Montrose be and the same is hereby adopted;

BE IT FURTHER RESOLVED, that the Town of Montrose Land Use Plan as amended be and the same is hereby adopted;

BE IT FURTHER RESOLVED, that the amended Town Land Use Plan, including all maps and materials, be forwarded to the Regional Planning Commission and County Zoning Committee for review and approval.

Town of Montrose
 Date Adopted: 2/9/81
 Chairman: Paul J. ...
 Supervisor: ...
 Supervisor: ...
 Clerk: ...