

Town of Montrose Land Use Committee July 28, 2025 Meeting Report

All Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Jerome Gobel, Tom Sarbacker, Tim Schmitt
Minutes are not official until approved by land use committee (LUC) members at a subsequent meeting
NOTE: CUP means Conditional Use Permit FP means Farmland Preservation CSM means Certified Survey Map

Junior called the meeting to order. Tim moved and Tom seconded to approve the June 23, 2025 land use committee meeting report. Motion carried unanimously.

Junior informed those present that any future rezone and separation of farm buildings from the original Palmer farm by Prairieland Dairy LLC will not take place until a CSM and rezone occur on the approximately 5-acre parcel at Paoli Road and State Highway 69 in the Hamlet of Paoli owned by Michael D. Knight. Dane County's requirements will then be met and any zoning enforcement action will be forestalled.

Mark and Mario Gobel were present to request a CUP to build two four-bedroom houses along County Road A for their employees. These will be modular homes set on basements, will share a septic system, and will use the existing farm driveway. The Gobels will confirm with the county whether these homes must be built within a year of CUP approval. Junior made CUP limits clear, pointing out the homes are for farm workers only and stating the importance of each home having two acres available to meet town standards should future rezones be needed, actions that would use two splits.

Tim made a motion, seconded by Tom, to recommend town board approval of the CUP request from Gobel Dairy LLC to allow the building of two new secondary farm residences for dairy employees, located at 7263 and 7265 County Road A in Section 16 and using the existing farm entrance for access. Should Gobel Dairy LLC go out of business or undergo a name change, this CUP would become invalid and these homes would need to be torn down if no timely requests to create and rezone two legal residential parcels were initiated or if no new CUP was obtained. This request meets the standards for approval of a CUP under s. 10.101(7) of Dane County's zoning ordinance. Motion carried unanimously.

Nic Mink then described his plans to increase lodging choices at Seven Acre by adding five free-standing small eco-cabins (500-800 square feet) located adjacent to and east of the main building, to the current eight rooms in the main building. Now that Seven Acre is an established destination in Paoli and to ensure future financial health, additional lodging is the best use of available resources. Nic will continue to solicit community feedback before submitting a CUP application with the aim of building the cabins in time for rental by the summer of 2026. Aspects of this development include:

- adding twelve to fourteen parking spaces to the already generous parking area
- tapping into existing electric, water, sewer, heating
- creating a condo association where private investors will buy/build the cabins, but the cabins will be rented and maintained by Seven Acre
- shaping condo association rules to establish each party's roles and rights with Seven Acre LLC as the primary authority retaining overall site control and the right of first refusal should an investor wish to sell
- indicating clearly in association rules that guests' lengths of stay may not exceed 2-4 weeks annually

There was no further public input. The meeting adjourned after unanimous approval of Jerome's motion and Tom's second to do so.

Submitted by: Deborah A. Brucaya, Meeting Recorder, Town of Montrose Land Use Committee, Dane County