

**Town of Montrose Land Use Committee
January 26, 2026 Meeting Report**

Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Tom Sarbacker, Tim Schmitt **Absent:** Jerome Gobel
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. Tom moved and Tim seconded to approve the October 27, 2025 LUC meeting report. Motion carried unanimously.

Dave Jenkins spoke on behalf of Jim and Mark Fahey with Prairieland Dairy, LLC. The request is to rezone 6.25 acres from FP-35 to RR-4 to separate buildings from the original Palmer farm and to create a buildable lot. There was no splits analysis from Dane Co. to document the number of splits remaining on this farmstead. Any proposed homesite would entail obtaining driveway access onto County PB, which is a heavily traveled access controlled highway. Approval from the county is pending. A septic field site has not yet been determined. Junior pointed out the benefit of having a residence adjoining the town's cemetery as a deterrent to potential vandalism. There were no public comments or concerns. **Tom seconded Tim's motion to recommend town board approval of Prairieland Dairy, LLC's request to rezone 6.25 acres in Section 10 on the east side of County Road PB from FP-35 to RR-4 to create a buildable lot as shown on the preliminary CSM provided to the township and to separate existing farm buildings from the remaining agricultural acreage, using a split. Approval of this request was made contingent on approval from Dane County for access onto the highway or finding another access solution. Motion carried unanimously.**

Next Carson Brewer of Altus Real Estate, and Tonie Rocke and Jorge Osorio, owners of Paisa Vines and Wines in the Town of Rutland, presented a business plan for the former Landmark Creamery building. Their intention is to use the Paoli building:

- to crush and press grapes from their vineyard,
- to make wine,
- to operate a wine bar that also offers beer and non-alcoholic drinks and light snacks,
- to sell grape-related products such as wines, syrups, jams, and tubs of frozen juice and crushed grapes for home wine makers, and
- to host a wine making club for home vintners.

In time, the back shed may be converted into a small event space. Only a Class B liquor license is needed for these proposed activities. Reasonable hours of operation were discussed. A neighbor to the south, Andrea Ziegler, expressed concern about adding more traffic to Paoli Hamlet, which already has parking problems, a concern expanded upon by other township residents present. As a commercial property, this business may operate with no need for any zoning action by the township. Even so, it was recommended that as a courtesy this business plan be presented at the next board meeting.

The meeting adjourned after unanimous approval of Deb's motion and Tim's second to do so.

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