

Town of Montrose Land Use Committee February 23, 2026 Meeting Report

Present: Deb Brucaya (recorder), Junior Eichelkraut (chairman), Tim Schmitt **Absent:** Jerome Gobel, Tom Sarbacker
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 Junior seconded to approve the January 26, 2026 LUC meeting report. Motion carried unanimously.

The only item of business was a request from Paoli World Headquarters for a CUP to allow indoor and outdoor entertainment and sales events at The Paoli Barn, 6885 Paoli Road, zoned Hamlet Mixed Use (Ham-M). Site improvements (a new well, a large septic system) at this facility will accommodate the proposed use. A 4-stall off-street parking area exists for the business owners. Proposed activities include a photography business and indoor/outdoor small-scale (fewer than 50 people) private gatherings and sales events. Present to answer questions were the Barn owners, Mike Klonsinski and Tarna Hunter, and Cheyenne, who will create and operate this new business to be known as The Reverie at Paoli. Food and drink will not be served but customers may bring in light refreshments. A Class B beer/wine license may be sought in the future. Vendors at the art fair in Paoli Park in August may spillover into the Barn's backyard. Limited outdoor lighting, low music levels, and observing a 10 PM closing time for events were discussed and agreed upon.

After a brief discussion that included on-going parking concerns **Deb moved, seconded by Junior, to recommend town board approval of Paoli World Headquarters, LLC's CUP request to allow indoor and outdoor entertainment and sales events in the Paoli Barn at 6885 Paoli Road provided activities conclude by 10 PM. This request meets the standards for a CUP under s. 10.101(7) of Dane County's zoning ordinance. Motion carried unanimously.**

As a public notice, Junior said he has received calls about Auxiliary Dwelling Units (ADUs), a potential land use option that will be looked into by the township in the future months.

Last, Dane County notified the township that after the rewriting of Chapter 10 was finalized in 2019 and former Chapter 10 was repealed, two properties in Paoli were overlooked and not assigned their new matching zoning category so they are currently in old zoning designations that are no longer valid, that no longer exist. In addition to these two properties, Junior identified four more such parcels with non-standard zoning in Paoli Hamlet. Dane County will contact each landowner and correct these six oversights. This is an administrative, record-keeping correction with no fees involved.

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

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