

Town of Montrose

July 7, 2026 7:00PM

Meeting Minutes from June 2, 2026

Minutes are not final until approved at the next board meeting.

Roger Hodel called the meeting to order at 7:05PM on June 2, 2026.

Present: Roger Hodel, Town Chairman; Paul Schaller, Supervisor; Jennifer Armstrong, Clerk/Treasurer Absent: Cory Brown, Supervisor

Residents: Jean Hodel, Mike Klonsinski, Mary DeGroot, Allan White, John and Ann Sayles, Jr and Jeannie Eichelkraut, John Cioci, Susan Lockert-Kienitz, Brian Brown, Tim Bahls, Deb Brucaya

Non-Residents: Rich Joseph, Julie Walser, Nic Mink

The meeting was posted according to law.

Jennifer Armstrong read the minutes from the May 5, 2026 regular town board meeting. Paul Schaller moved to approve the minutes, seconded by Roger Hodel.

Jennifer Armstrong presented the Treasurer report. Paul Schaller moved to accept the treasurer's report and to pay all bills, seconded by Roger Hodel.

Jennifer Armstrong was contacted by Chris Henshue from Spectrum. Spectrum currently has fiber service running on the west side of Sayles Trail through the entire proposed route, however, that fiber is at max capacity and Spectrum needs to add additional capacity serving the cell tower on Sayles Trail. Accordingly, they are seeking to directional bore an additional 2" HDPE conduit to house an additional fiber line. The project is proposed to start at the south parcel line of 1425 Sayles Trail and run up to across the street from 1638 Sayles Trail. All of the boring work shall be done on the west side of Sayles Road with no road crossings anticipated. It is proposed to be installed ~3' from the westerly edge of the west road right-of-way of Sayles Trail. All site restoration shall be completed within 3 weeks of the completion of the directional bored conduit installation with in kind materials. Discussion followed that residents on Sayles Trail are presently underserved by Internet service, and that Spectrum should offer Internet access to those residents if the Town approves the requested work. The Clerk will contact Chris Henshue to advise that the Town would like residents on Sayles Trail to have the opportunity for Spectrum Internet service should the project proceed.

Ann Sayles reported that the Belleville Senior Center director has formed a volunteer grant committee, and their first success is a \$3,500 grant to help offset the reduction in annual funding resulting from the 2026 Dane County decrease. She also noted that, following the theft several years ago, it was discovered that payroll taxes had not been paid, requiring extensive work with the IRS; the IRS ultimately forgave the penalties. Ann stated that the Center has seen significant usage by New Glarus residents, and the Center will be meeting with New Glarus to explore potential financial support for the facility. She also announced that line dancing is offered every Monday at 9:30 a.m. and every Thursday at 1:00 p.m.

Paul Schaller noted the Belleville Fire District should be taking possession of the new fire truck soon.

Roger Hodel reported that he spoke with the salesman who sold the Town the new truck last year regarding possible reimbursement of the \$3,000 tariff fee that had been charged for components manufactured outside the United States. Roger noted that, now that imposing such a fee has been declared unconstitutional, the Town is inquiring about reimbursement. The salesman had no information at this time but will follow up with the Town if and when guidance becomes available. Roger will also continue to follow up.

Roger Hodel reported that the Belleville Village Board meeting was held last night (Monday), and Belleville wants to annex a property in the town of Montrose. The two properties they are talking about is The Don Fahey property, which is the 175 acres farm just east of the Hodel farm. The other property is the old Zweifel property just north of the cemetery. Roger didn't know it was going to be on the Belleville agenda until just before the meeting. There is a Belleville Land Use Planning Commission meeting next Wednesday, June 15, at 6:00PM, in the old library.

Roger spoke at the Belleville meeting during his allotted three-minute public comment period. He emphasized that in 2007, the Village Board brought forward two annexation requests—the Genin farm and the Tollefson farm. The Village stated they could not manage both annexations simultaneously and asked the Town for direction. The Town advised that if one annexation were to proceed, it should be the Tollefson property, as the Genin property was across from a heavy livestock operation and not compatible with adjacent residential properties. Roger stated that as part of that transaction, the Town requested that the Village prepare an intergovernmental agreement stating that it would not annex any additional property east of the railroad track/bike path. In return, the Town would not oppose the annexation to the north, specifically the Zweifel property. The village agreed to the proposal and a committee was formed to draft the agreement. The Village is in possession of the document but considers it null and void as it was not signed or submitted to the State for recognition as a boundary agreement between the town and the village.

It was discussed that we should look at our records for the signed document, and if not in our possession, request the document from Belleville, and it was suggested we should have an attorney review. Also, if there is a signed document it could be filed with the state. The clerk will look for the document.

Judy Patrick spoke regarding the developer, Josh Petrie, expressing concerns about the quality of his projects and noting that annexation did not properly go through planning. She stated that there are specific criteria reviewed by the State when considering annexations, the first being that the property must be contiguous to an existing water and sewer line or to a street leading into a residential area. She noted that there are no single-family homes in the newly proposed annexation area and no connection to water or sewer. Judy reported that the Cate family had been approached by the developer to grant an easement that would allow utilities to run under Remy Road and connect to the Fahey property. Judy Patrick also commented that the old Village computer, currently stored in the basement of Village Hall, should be reviewed to determine whether a signed TIF district document exists.

It was reported that the Village of Belleville will be holding another meeting regarding the Don Fahey property; the town has not been notified of the meeting. Residents of Montrose may attend Belleville meetings to express opposition to the annexation, and the Village will also accept letters from Town residents stating their reasons for opposing the proposal. Roger Hodel stated that he is opposed to the Don Fahey property being annexed by the Village of Belleville.

The minutes from the meeting that was held on April 6th at the Town of Montrose regarding Paoli parking and safety concerns between the Town, the Paoli merchants, and representatives of Dane County were read into the official record.

Alan White asked if parking at the town hall can be open to cars when the hall is not rented. It was discussed that the hall should be prioritized being rented by residents and be available for celebrations of life. Junior Eichelkraut raised the idea of potentially creating a pedestrian trail across the bridge behind the town hall, noting that there is only a portion of access with a public easement. Tim Bahls stated the town is in need of a parking solution that doesn't take farm land out of production. John Sayles stated that the Paoli Development Committee will continue to move forward to coordinate with Dane County, working jointly as discussions and planning efforts progress.

Paul Schaller made a motion to pass Town Ordinance 2026-03 regarding the implementation of a municipal room tax at 8% with a one year sunset provision. Roger Hodel seconded, motion passed. The appointment of the Montrose Tourism Commission members will be placed on the July agenda.

Jean Eichelkraut, John Sayles, Brian Brown, and Deb Chicks met to assess the current repair, maintenance, and improvement needs of the Montrose town hall. They determined that the ceiling tiles are damaged in the two offices,

meeting room, men's restroom and kitchen and the tiles and lights can be replaced in the amount of \$ 4,839.01. Also they discussed upgrades to the kitchen, men, and women's bathroom. The ditch should be filled in and flags erected, and it is anticipated that in the future the downspouts will need to be replaced. The front steps will be repaired in July. A pipe will be installed beneath the driveway to resolve drainage issues before it is resurfaced. It was noted the Capital Expenditure account funds will be used and tracked for the town hall projects. Nic Mink suggested some of the repairs could come from proceeds from the municipal tax.

Ann Sayles expressed the town hall and parking lot should continue to be available to residents first, with low rental rates, for the people who live in Montrose.

Paul Schaller made a motion to approve, contingent on receiving all paperwork and fees:

1. Class "B" Beer, Reserve "Class B" Liquor:

- Applicant: Lori A McGowan, The Cottage Goddess Gifts and Events, LLC d/b/a The Lazy Squirrel
- Agent: Lori A. McGowan
- Applicant Address: N6886 County Rd N, Monticello, WI 53570
- Premises Address: 6890 Paoli Rd, Belleville, WI 53508. Alcohol served on the northeast side of the building both inside and out. The stock is stored under the steps in the inside bar, in a secured basement of the mill and in a locked storage shed on the west side. Records are stored in a secured closet under steps.

2. Class "A" Liquor:

- Applicant: Lori A McGowan, The Cottage Goddess Gifts and Events, LLC d/b/a The Tippy Gypsy
- Agent: Lori A. McGowan
- Applicant Address: N6886 County Rd N, Monticello, WI 53570
- Premises Address: 6890 Paoli Rd, Belleville, WI 53508. Alcohol to be sold on the south side of the building only and stored in a closet on the south west side of retail space. Records are secured and stored in the Tippy Gypsy store.

3. Class "B" Beer, "Class B" Liquor:

- Applicant: Deborah A Schwartz, Paoli Schoolhouse Shops & Cafe LLC d/b/a Paoli Schoolhouse American Bistro
- Agent: Bryan Trupke
- Applicant Address: 4294 Mahoney Rd, McFarland, WI 53558
- Premises Address: 6857 Paoli Rd, Belleville, WI 53508, Beverages are sold on the premises inside the Schoolhouse and outside on the patio. Beverages are stored in refrigerators and in a locked basement storage room. Records are kept in a locked file cabinet in office.

4. Class "B" Beer, "Class B" Liquor:

- Applicant: Hayley A. Gleiter, Jason R. Decker, Larissa A. Decker, Agave Enterprise d/b/a Paoli Pub and Grill
- Agent: Hayley A. Gleiter
- Applicant Address: 105 Belle Ave, Belleville, WI 53508, 2106 Davis Hill Dr, Verona, WI 53593
- Premises Address: 6893 Paoli Rd, Belleville, WI 53508, Alcohol is served in pub building, outside bar, back patio, volleyball court, front porch and patio, and parking lot. Alcohol is stored in locked tavern. Records are kept in a locked office in tavern.

5. Class "B" Beer, "Class B" Liquor:

- Applicant: David R Ace, Eyeball Machine Company, INC d/b/a Dot's Tavern
- Agent: David R. Ace
- Applicant Address: 337 Village Drive, Belleville, WI 53508
- Premises Address: 6734 Henry Rd, Belleville, WI 53508. Alcohol served in basement, patio, outside yard area, garage and shed. Alcohol and records stored in the locked tavern basement. Nothing served or stored in the upstairs of house.

6. "Class C" Liquor (wine only), "Class B" Beer:

- Applicant: Tonie E. Rocke, Paiza Pour House, LLC d/b/a Paiza Pour House
- Agent: Tonie E. Rocke
- Applicant Address: 560 State Road 78, Mount Horeb, WI 53572
- Premises Address: 6895 Paoli Rd, Belleville, WI 53508. Premises includes a bar where beer and wine are sold and served, alcohol to be stored in a locked office area where records are also kept. Wall and locked doors between serving area and grape processing facility.

7. "Class A" Liquor:

- Applicant: Tonie E. Rocke, Paiza Vines and Wines, LLC d/b/a Paiza Vines and Wines
- Agent: Tonie E. Rocke
- Applicant Address: 560 State Road 78, Mount Horeb, WI 53572
- Premises Address: 6895 Paoli Rd, Belleville, WI 53508. Separate premises and entrance will include a grape processing facility (non-alcoholic), which will include an area where wine is sold by the bottle, and a locked storage area for wine and records to be stored, under a separate license.

7. Class "B" Beer, Reserve "Class B" Liquor:

- Applicant: Nicolaas J. Mink, Paoli Cheese Factory Association, LLC d/b/a Seven Acre Dairy Company
- Agent: Nicolaas J. Mink
- Applicant Address: 6130 Old Middleton Rd, Madison, WI 53705
- Premises Address: 6858 Paoli Rd, Belleville, WI 53508. Alcohol is held and served at the bar on premises, two seasonal outdoor bars where alcohol is locked, stored and sold. Alcohol and records are stored in a locked room in the basement.

1. Discussion and possible action on applications received for operator's licenses:

Agave Enterprise, LLC, d/b/a Paoli Pub & Grill. Brianna Lee Haleverson, Emma Ray Singer, Scott David Nerat, Mikayla Ann Caskey, Marquel Rae Blum, Tanner M Wilder, Amanda M Miller

The Cottage Goddess, LLC, d/b/a The Tipsy Gypsy. Lori McGowan, Brad Anderson, Hayley Rahn, Hayley Robinson, Savannah Wall, Teresa Donlin, Rachel Adolphson, Robin Zander

The Cottage Goddess, LLC, d/b/a The Lazy Squirrel. Lori McGowan, Brad Anderson, Hayley Rahn, Hayley Robinson, Savannah Wall, Teresa Donlin, Rachel Adolphson, Robin Zander

Eyeball Machine Company Inc. d/b/a Dot's Tavern. Leone G Olstad, Patrick Joseph Burke, Earl Everett Lomas, Mark W Kowalski, Jennifer D Kowalski, Brian J Hollis, Sr, Whitney Marie Johnson, Kyle John Remy, Olivia Lou Ace

Paoli Schoolhouse Shops & Café LLC d/b/a Paoli Schoolhouse American Bistro. Bryan Jon Trupke, Logan Louis Gable, Aidan Charles Scott, Trey Robert McKee, Aaron Robert Meyers, Forest Ryan Wendt, Joshua Peter Mandell, Johanna Marie Briggs

Paoli Cheese Factory Association LLC d/b/a Seven Acre Dairy Company. Ra Fury, Tanner Poirier, Amy Fenwick, Byron Schmaling, Nicolaas Mink

Roger Hodel seconded. Motion passed.

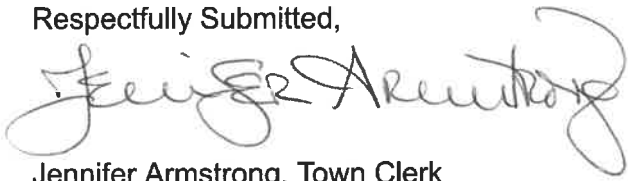
The Town Community Engagement meeting will be held on Thursday, June 4 at 6:00PM, to review and provide information regarding the town survey results.

Rich Joseph made a public comment that the board has approved the liquor licenses and the new businesses that have come before them. He stated residents need to be made aware that they can not voice aggressive opinions and threaten business employees about actions they think the township should take. The businesses have been approved, people that are disgruntled should take issue prior to approval.

Andrea Ziegler asked about the music at the Paoli Pub over the weekend, it was noted that the pub was hosting an annual fundraiser for Juvenile Diabetes.

Motion to adjourn was made at 9:12PM. Meeting adjourned.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Jennifer Armstrong", written in dark ink.

Jennifer Armstrong, Town Clerk