

Town of Montrose

October 6, 2026

Minutes from the September 1st Regular Town Board Meeting

Meeting minutes are not final until approved at the next Board Meeting

7:00pm

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

Residents: John and Ann Sayles, Mike Knight, Darren Eichelkraut, Mary DeGroot, Nancy Zimmerman, Jr and Jeannie Eichelkraut, Dan Tyler, John Cioci, Brian Brown, Darren Chicks, Deb Chicks, Tim Bahls, Deb Brucaya, Magdalena Wijaya

Non-residents: Julie Walser, Nic Mink

Jennifer Armstrong read the minutes from the August 4, 2026 regular Town Board meeting.

Paul Schaller moved to approve the minutes with one correction, seconded by Cory Brown, approved by Roger Hodel.

Jennifer Armstrong read the August Treasurer's report. Paul Schaller moved to accept the Treasurer's report and to pay all bills, seconded by Cory Brown, unanimous by Roger Hodel.

Condolences were extended to the family and friends of Ethel Lambole.

Appreciation was extended to Carl Mullendore for his continuous service to the Town of Montrose since 1968, with Roger Hodel calling him "remarkable" and likening him to the Energizer Bunny on the occasion of his 83rd birthday.

An operator's license was issued, contingent upon receiving all necessary paperwork and fees for: Ashley Nicholls-Nyhus to serve at Agave Enterprise, LLC, d/b/a Paoli Pub & Grill, on a motion made by Paul Schaller, seconded by Cory Brown, approved by Roger Hodel.

An operator's license was issued, contingent upon receiving all necessary paperwork and fees for: DeLynn Palmer to serve at EyeBall Machine Company Inc. d/b/a Dot's Tavern, on a motion made by Paul Schaller, seconded by Cory Brown, approved by Roger Hodel.

Jeanne Eichelkraut, as part of the hall renovation, requested to purchase two chair holders at approximately \$ 392.49 each. **Motion to approve the item as requested on a motion made by Paul Schaller, seconded by Cory Brown, unanimous by Roger Hodel.**

John Sayles informed the Board that he is researching an automatic front door opener to be ADA compliant presenting a tentative estimate of \$1,700 to \$2,000 for the unit with necessary wiring, with an optional keyless entry keypad for an additional \$300.

Discussion was held regarding flagpole placement, lighting, and protocols for lowering flags to half-staff, with the consensus that a plan incorporating both signage and flagpoles should first be determined.

Junior presented the findings of the Land Use Committee (LUC) regarding the zoning request by John and Ann Sayles, noting this was the first meeting held with the new committee members. The request seeks a rezone of 8.09 acres from FP-35 to RM-8 to create a residential lot, representing the first of four potential splits available on the

former 1978 Alfred Mellenberger farm, with RM-8 zoning allowing expanded agricultural uses. **Following unanimous approval by the LUC, Paul Schaller moved to approve the request by John and Ann Sayles to rezone 8.09 acres (excluding road right-of-way) from FP-35 to RM-8 to create a residential lot west of 6551 Purcell Road in Section 2; the motion carried unanimously.**

Roger Hodel noted he met with Joleen Stinson to request a decision within six weeks regarding whether the County was willing to lease land for a town parking lot. The County subsequently met in closed session and proposed a 10-to-20-year lease for 9 acres at no charge. This layout sits behind the town garage with two access points off Canal Street.

A second map provided this evening outlines a triangular parcel owned by Mike Knight, featuring a parking layout schematic drafted by Patrick McGowan.

It was discussed that the initial expenses of the County option could be covered by Town funds to be reimbursed to the town. Dane County is willing to perform a preliminary site survey and layout at no cost to the Town, though no county cost-sharing is available. Grant opportunities can be explored.

Ann Sayles noted the benefits of free land and design flexibility, recommending the site be staked out and walked while leveraging community expertise. Phasing options were considered, along with surface options including gravel, grass, asphalt, rope-and-pole boundaries, and perpendicular parking.

Tim Bahls questioned how merchants would fund the effort if town funds are not used, emphasizing that the room tax is currently operating on a one-year trial basis.

John Sayles emphasized that because municipal approvals contributed to the current traffic issues, the Town has a responsibility to solve the resulting problem and safety issues.

Dan Tyler noted that commercial growth brings noise, light pollution, and infrastructure strain to residents, arguing that local businesses should acknowledge they benefit directly from a parking lot. Expressing reluctance to use taxpayer funds for commercial parking, he offered to help with estimates and plans, questioning who should ultimately pay for the improvement.

Darren Chicks emphasized that the County's offer to lease the land at no cost represents a unique, potentially one-time opportunity for the Town.

Deb Chicks stressed the need for safer off-street parking alternatives and the importance of supporting local merchants. She praised Roger Hodel's efforts to secure the lease, framing it as a major opportunity for the township.

It was noted that County officials expressed hope that this land offer demonstrates a good neighbor gesture to offset how they previously handled the town garage fire.

John Sayles advocated for accepting the County's offer to secure the property, noting the Town can hold the entire nine acres without developing it all at once and explore various options to generate revenue over time.

Ann Sayles highlighted that the plan features beautification and plantings that connect with the adjacent park, establishing an attractive corridor along Paoli Road.

Mary DeGroot questioned the lack of direct business contributions, noting that room tax funds were meant for general Town use. She expressed concern that businesses are presenting the parking issue to the Town without offering financial support.

Roger Hodel stated that the Paoli Business Association will be asked to contribute financially toward the costs of the parking lot.

Ann Sayles advocated for taking positive steps forward to evaluate the project, referencing information from Laura Hicklin regarding available grant opportunities and alternative funding.

John Sayles reiterated that the County's offer is an exceptional opportunity for the Town. Roger Hodel noted that a ten-year lease term is too short and he would be in favor of securing a longer lease commitment.

Mag Wijaya commented that based on feedback, taxpayers do not appear to favor using public funds to build a parking lot.

Paul Schaller reiterated that development can be completed incrementally.

Deb Chicks emphasized that local business owners want to collaborate, urging everyone to work together to capitalize on a unique opportunity.

Dan Tyler added that accepting the free 9-acre lease secures the property without obligating the Town to construct anything.

John Cioci stated that the Town will have a better understanding of overall project expenditures and annual maintenance costs as formally itemized estimates are developed.

The potential jurisdictional transfer of County Highway PB was briefly raised. Roger Hodel stated he is in favor of a transfer but urged moving forward with caution, emphasizing that he wants certainty regarding the Town's legal authority before proceeding. Dan Tyler assured the Board that a jurisdictional transfer would grant the Town complete decision-making autonomy over the roadway.

Ann Sayles reported that Renee Lauber, the Purchase of Development Rights expert with the Dane County Towns Association, is available to present to the Board and take questions at the regular Town Board meeting on October 6, 2026.

Roger Hodel reported that the Village of Belleville is considering the Don Fahey annexation request, despite a prior mutual understanding between Belleville and Montrose to preserve farmland on the town's east side and avoid annexation. He noted that the previous agreement was unrecorded and regardless has since expired, adding that he plans to attend upcoming Village of Belleville meetings regarding the proposed annexation to voice opposition.

Attention was called to the restoration work by TDS along Purcell Road following fiber optic installation. It was noted that a large rut was left behind, and TDS will be requested to properly clean up and repair the site.

Meeting adjourned. 8:40pm.