

**CUP Supplemental Information:  
Revised Operating Plan and Overview**

*Supplementary Information for Town of Montrose Conditional Use Permit*

1. Purpose of Conditional Use Permit and Development

The applicants seek the following Conditional Use Permits to facilitate the preservation and restoration of 6858 Paoli Rd, Paoli, Wisconsin (known locally at the Paoli Creamery):

- • Outdoor Entertainment or assembly (For outdoor and patio dining)
- • Indoor Entertainment or assembly (For two restaurants)
- • Indoor Commercial Lodging (For 8-room boutique hotel)

The property is currently zoned Hamlet Mixed Use, though as recently as 2019 it was zoned Commercial. The approximately 21,000-square-foot building is currently subdivided into 3 retail shops, 8 apartments, and one machine shop.

The purpose of this development is to facilitate the preservation and restoration of the historic cheese, butter, and dairy factory located on the property, which supported hundreds of local farmers for nearly a century (1888 to 1980), while sending their cheese, butter, and milk to local and regional markets.

This restoration process intends to follow the guidelines outlined by the National Historic Preservation Act of 1966 “Standards of Rehabilitation” so that the building will qualify for registry on the National Park Service’s Register of Historic Places, a national program to coordinate and support efforts to protect America’s historic resources.

This restoration will support the town of Montrose Land Use Plan’s key objectives by preserving properties that contribute to the town’s historical character, all while maintaining the rural community and culture of the town. It will also bring 20+ well-paying (\$18hr minimum), benefited full time jobs to the town.

Once the restoration is complete, the property will house:

- • 5,700 square feet of commercial space, featuring a retail area, 2 restaurants with indoor and outdoor seating, a bar, and a demonstration butter kitchen. All of these commercial areas will focus on serving local dairy and provide cuisines that speak to the region’s agricultural heritage.
- • 6,800 square feet of lodging for a boutique hotel, with 8 units furnished with original and distinctive amenities that celebrate the building’s history as a dairy factory.
- • A fully-restored oak savanna and prairie, with hiking trails, a boat landing, and enhanced natural and recreational amenities.

## 2. Legal Description of Parcel in Question

The Property consists of one parcel (parcel number 040/0508-023-9150-8) encompassing 7.5 acres. The Property is in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 5 North, Range 8 East, and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Township 5 North, Range 8 East in Town of Montrose, Dane County, Wisconsin

## 3. Map or sketch of parcel

See Attached.

## 4. Type of Activity Proposed:

The development of the property will support:

- A 8 room boutique hotel
- One retail area, that includes a grab and go cafe, ice cream, and a butter demonstration kitchen
- One upscale restaurant, with bar.

The boutique hotel, the retail area/cafe and the upscale restaurant will all include outdoor seating.

For More Information, See attached Design Documents

### Hours of Operation:

Boutique hotel: 24 hours, with anticipated high traffic period between 9AM and 6PM

Retail area/cafe: 7AM to 8PM, 7 Days a week.

Restaurant/Bar 11-9PM Wednesday-Sunday. Closed Monday/Tuesday

### Employees and Customers

Employees: We anticipate this business to support 24 well-paying, full time, benefited positions, with a starting wage of \$18/hr. We anticipate a total of 16 employees as the maximum number of employees on site at any time; we anticipate a total of 1 employees as the minimum number of employees on site at any time.

Customers: We anticipate this to be the maximum occupancy at each one of the business entities:

- Hotel: 28 guests.
- Upscale restaurant: 60 guests.
- Casual restaurant/cafe: 15 guests

- Bar: 32 guests
- Outdoor seating for property: 84

○ The outdoor seating on the property will be for guests at the hotel, the restaurants, and bar to be able to enjoy their food and beverages overlooking the Sugar River, weather permitting.