

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
10/20/2025	DCPCUP-2025-02689
Public Hearing Date	
12/16/2025	

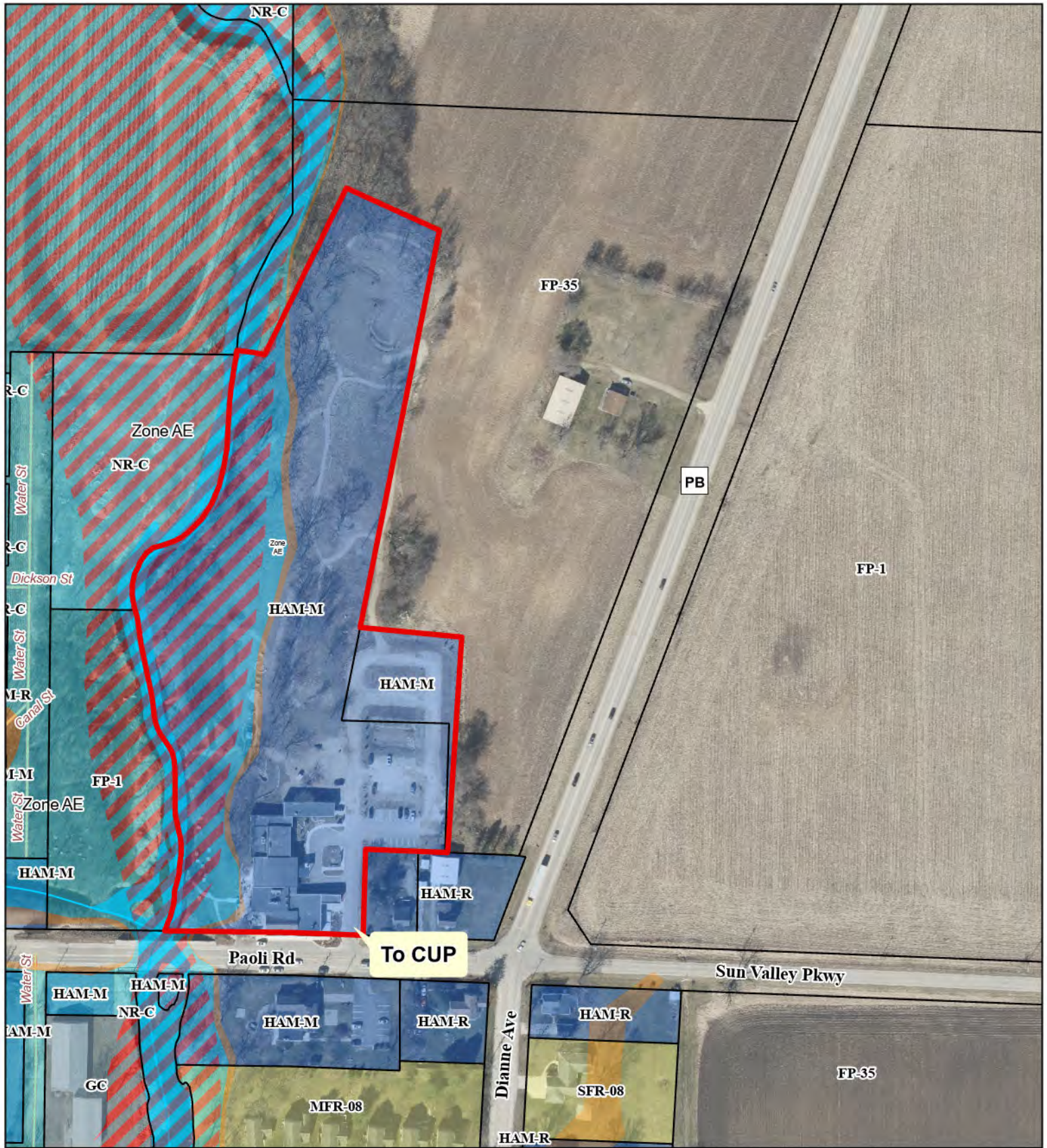
OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME PAOLI CHEESE FACTORY ASSOCIATION LLC	Phone with Area Code (815) 409-0979	AGENT NAME NICOLAAS MINK	Phone with Area Code
BILLING ADDRESS (Number, Street) 6130 OLD MIDDLETON RD		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) MADISON, WI 53705		(City, State, Zip)	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
6858 Paoli Road				-	
TOWNSHIP MONTROSE	SECTION 2	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-023-9150-8		---		0508-023-9110-0	

CUP DESCRIPTION
INDOOR ENTERTAINMENT OR ASSEMBLY, OUTDOOR ENTERTAINMENT, AND COMMERCIAL INDOOR LODGING (ADD ADDITIONAL HOTEL ROOMS)

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.262(3)	7.7

COMMENTS: PETITION WOULD MODIFY CURRENT CUP #2648 BY ADDING UP TO 5 MORE HOTEL ROOMS IN A NEW BUILDING	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:



CUP 2689
PAOLI CHEESE FACTORY

- Proposed Zoning Boundary
- Tax Parcel Boundary
- 1% Annual Chance Flood Hazard

- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$495
Mineral Extraction:	\$1145
Communication Tower:	\$1145 (+\$3000 RF eng review fee)
PERMIT FEES DOUBLE FOR VIOLATIONS OR WHEN WORK HAS STARTED PRIOR TO ISSUANCE OF PERMIT	

CONDITIONAL USE PERMIT APPLICATION

APPLICANT INFORMATION

Property Owner Name:		Agent Name:	
Address (Number & Street):		Address (Number & Street):	
Address (City, State, Zip):		Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:		Phone#:	

SITE INFORMATION

Township:		Parcel Number(s):	
Section:		Property Address or Location:	
Existing Zoning:	Proposed Zoning:	CUP Code Section(s):	

DESCRIPTION OF PROPOSED CONDITIONAL USE

Type of conditional use permit (for example: limited family business, animal boarding, mineral extraction, or any other listed conditional use):	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input type="checkbox"/>
Provide a short but detailed description of the proposed conditional use:	

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determined that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for particular uses or as may be required by the Zoning Administrator. Applicants for significant and/or potentially controversial conditional uses are strongly encouraged to meet with staff prior to submittal.

<input type="checkbox"/> Complete attached information sheet for standards	<input type="checkbox"/> Site Plan drawn to scale	<input type="checkbox"/> Detailed operational plan	<input type="checkbox"/> Written legal description of boundaries	<input type="checkbox"/> Detailed written statement of intent	<input type="checkbox"/> Application fee (non-refundable), payable to Dane County Treasurer
--	---	--	--	---	---

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I hereby give permission for staff of the Dane County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the review of this application. I acknowledge that submittal of false or incorrect information may be grounds for denial of this application.

Owner/Agent Signature: _____

Date: _____

STANDARDS FOR CONDITIONAL USE PERMITS

Applicants must provide adequate evidence demonstrating to the Town and Dane County Zoning & Land Regulation Committee that the proposed conditional use satisfies the following 8 standards for approval, along with any additional standards specific to the applicable zoning district or particular use found in sections [10.220\(1\)](#) and [10.103](#) of the code.

Please explain how the proposed land use will meet the following standards (attach additional pages, if necessary):

- | |
|---|
| 1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare. |
| 2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. |
| 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. |
| 4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use. |
| 5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. |
| 6. That the conditional use shall conform to all applicable regulations of the district in which it is located. |
| 7. The conditional use is consistent with the adopted town and county comprehensive plans. |
| 8. If the conditional use is located in a Farmland Preservation (FP) Zoning district, the conditional use is subject to the following additional standards found in section 10.220(1). Attach additional pages, if necessary. <ul style="list-style-type: none">• Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:• Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations:• Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:• Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:• Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible: |

WRITTEN STATEMENT OF INTENT AND OPERATIONS PLAN

Applicants must provide a detailed written statement of intent describing the proposed conditional use along with an operational plan that explains how the conditional use will be operated. Please use the form below and provide responses, as applicable, to your proposed conditional use. Attach additional pages, if necessary.

Describe in detail the proposed conditional use. Provide the specific location of the use(s), type of equipment used, planned property improvements, including description / size of existing or proposed new buildings to be used, and any other relevant information. For existing or proposed commercial operations, provide the name of the business and describe the nature and type of business activity.

List the proposed days and hours of operation.

List the number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties.

Describe any materials proposed to be stored outside and any activities, processing or other operations taking place outside an enclosed building.

For proposals involving construction of new facilities and/or infrastructure, describe, as applicable, any measures being taken to ensure compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.

List and describe existing or proposed sanitary facilities, including adequate private onsite wastewater treatment systems, associated with the proposed conditional use. For uses involving domestic pets or livestock, list and describe measures taken to address manure storage or management.

List and describe any existing or proposed facilities for managing and removal of trash, solid waste and recyclable materials.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties. The Zoning Administrator may require submittal of a photometric plan for outdoor lighting if deemed necessary to determine potential impacts to neighbors.

Describe any existing or proposed signage, including size, location, and materials, consistent with the county's sign ordinance found in s. [10.800](#).

Briefly describe the current use(s) of the property on which the conditional use is proposed.

Briefly describe the current uses of surrounding properties in the neighborhood.

APPLICATION CHECKLIST FOR A CONDITIONAL USE PERMIT

A scaled site plan and detailed operations plan must be submitted with your Conditional Use Permit application. Please use the checklist below to ensure you are submitting all required information applicable to your request. Please attach to your application form the required maps and plans listed below, along with any additional pages.

☐ **SCALED SITE PLAN. Show sufficient detail on 11" x 17" paper. Include the following information, as applicable:**

- ☐ Scale and north arrow.
- ☐ Date the site plan was created.
- ☐ Existing subject property lot lines and dimensions.
- ☐ Existing and proposed wastewater treatment systems and wells.
- ☐ All buildings and all outdoor use and/or storage areas, existing and proposed, including provisions for water and sewer.
- ☐ All dimension and required setbacks, side yards and rear yards.
- ☐ Location and width of all existing and proposed driveway entrances onto public and private roadways, and of all interior roads or driveways.
- ☐ Location and dimensions of any existing utilities, easements or rights-of-way.
- ☐ Parking lot layout in compliance with s. [10.102\(8\)](#).
- ☐ Proposed loading/unloading areas.
- ☐ Zoning district boundaries in the immediate area. All districts on the property and on all neighboring properties must be clearly labeled.
- ☐ All relevant natural features, including navigable and non-navigable waters, floodplain boundaries, delineated wetland areas, natural drainage patterns, archeological features, and slopes over 12% grade.
- ☐ Location and type of proposed screening, landscaping, berms or buffer areas if adjacent to a residential area.
- ☐ Any lighting, signs, refuse dumpsters, and possible future expansion areas.

☐ **NEIGHBORHOOD CHARACTERISTICS. Describe existing land uses on the subject and surrounding properties:**

- ☐ Provide a brief written statement describing the current use(s) of the property on which the conditional use is proposed.
- ☐ Provide a brief written statement documenting the current uses of surrounding properties in the neighborhood.

☐ **OPERATIONS PLAN AND NARRATIVE. Describe in detail the following characteristics of the operation, as applicable:**

- ☐ Hours of operation.
- ☐ Number of employees, including both full-time equivalents and maximum number of personnel to be on the premises at any time.
- ☐ Anticipated noise, odors, dust, soot, runoff or pollution and measures taken to mitigate impacts to neighboring properties.
- ☐ Descriptions of any materials stored outside and any activities, processing or other operations taking place outside an enclosed building.
- ☐ Compliance with county stormwater and erosion control standards under [Chapter 11](#) of [Chapter 14](#), Dane County Code.
- ☐ Sanitary facilities, including adequate private onsite wastewater treatment systems and any manure storage or management plans approved by the Madison and Dane County Public Health Agency and/or the Dane County Land and Water Resources Department.
- ☐ Facilities for managing and removal of trash, solid waste and recyclable materials.
- ☐ Anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic.
- ☐ A listing of hazardous, toxic or explosive materials stored on site, and any spill containment, safety or pollution prevention measures taken.
- ☐ Outdoor lighting and measures taken to mitigate light-pollution impacts to neighboring properties.
- ☐ Signage, consistent with section [10.800](#).

☐ **ADDITIONAL MATERIALS. Additional information is required for certain conditional uses listed in s. [10.103](#):**

- ☐ Agricultural entertainment, special events, or outdoor assembly activities anticipating over 200 attendees must file an [event plan](#).
- ☐ [Domestic pet](#) or [large animal boarding](#) must provide additional information in site and operations plans.
- ☐ Communication towers must submit additional information as required in s. [10.103\(9\)](#).
- ☐ Farm residences proposed in the FP-35 district must submit additional information as required in s. [10.103\(11\)](#).
- ☐ Mineral extraction proposals must submit additional information as required in s. [10.103\(15\)](#).

Supplementary Information for Town of Montrose

Conditional Use Permit

1. Purpose of Conditional Use Permit and Development

The Paoli Cheese Factory Association LLC (DBA Seven Acre Dairy Company) is seeking to amend its current Conditional Use Permit. Our Permit number is: DCPCUP-2024-02648.

We seek to amend this conditional use permit to add up to 5 additional units of lodging through the construction of an additional ~1800 sq ft building on our property. This building is proposed to be constructed on a vacant section of our land, immediately adjacent to the historic creamery building.

We sought the most recent Conditional Use Permit in January of 2025 to facilitate our continued business at 6858 Paoli Rd, Paoli, Wisconsin (known locally at the Paoli Creamery) and now known as Seven Acre Dairy Company.

The current CUP is for: Outdoor Entertainment or assembly (For outdoor patio dining, events, and live music), Indoor Entertainment or assembly (For two restaurants), Indoor Commercial Lodging (For the current 8-room boutique hotel). The property is currently zoned Hamlet Mixed Use, though as recently as 2019 it was zoned Commercial.

The current 21,000-square-foot building that was at once time one of Wisconsin's most important dairy factories is now an 8-room boutique hotel, a retail space, a restaurant and cafe, and outdoor event and entertainment space for weddings and gatherings. The proposed ~1800 sq ft building will add up to 5 additional lodging units.

We originally developed Seven Acre Dairy Company 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). The addition of these lodging units will increase the viability of this development.

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 includes the building of a lodge and 13 parking stalls adjacent to the main building at Seven Acre Dairy Company. The lodge will be about 1,800 sq ft. and will create additional lodging units. The current CUP allows us to have the current 8 lodging units.

For More Information, See attached Design Documents

Lodge Hours of Operation: 24 hours, with anticipated high traffic period between 9AM and 6PM

Employees and Customers

Employees: The building of this lodge will mean the addition of 1 more FTE to our operation. The operation currently has 18 FTE.

Customers:

The new Lodge will all for an additional 16 overnight guests.

For More Information, See attached Design Documents

Lighting and Signage:

The new Lodge does not anticipate needing any new lighting signage. Right now, the property has one identification monument sign and one identification wall sign, both on the south side of the building. The property utilizes accent lighting on public-facing portions of the building and has parking lot and wayfinding lighting for guests. *See as built.*

Dane County Conditional Use Permit Application

STANDARDS FOR CONDITIONAL USE PERMITS

Please explain how the proposed land use will meet the following standards:

1. The establishment maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare

Property ownership and construction/design managers have worked to ensure that our conditional use permit will enhance and improve public health, safety, comfort, and general welfare, and these 5 new units will do that. For the new building:

- All Mechanical, Electrical, Plumbing, and Fire Protection systems for the building will be to code and built according to all applicable laws.
- The sanitary/septic system will be met by putting into service a previously abandoned septic system.
- There will be 13 new parking stalls to ensure orderly flow of traffic and parking needs are met.

2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.

The residential, agricultural, and commercial uses adjacent to the Conditional Use will not be substantially impaired or diminished and there will be no material change to the property since the conditional use permit was passed in 2025. This proposed use of the property will not materially deviate from other uses in Paoli in the Hamlet-Mixed Use Zoning District. These include the current lodging at Seven Acre as well as the facilities supporting visitation at the Paoli Schoolhouse and the Paoli Mill.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The property owners and construction/design managers have designed this phase of development in a way that will likely enhance the orderly development and improvement of the surrounding property for uses permitted in the district. As outlined, all building and site improvements completed to satisfy the CUP will strengthen safety and public health in the community will also have the effect of ensuring uses in adjacent parcels will continue, develop, or improve, if desired by those owners. Moreover, the proposed conditional use does not materially deviate from the current building use and current CUP. The current CUP provides 8 lodging units. This development will add up to an additional 5 units. .

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.

Property ownership and construction/design managers will be working with township and county officials to ensure that site improvements are being made to satisfy needs of development. These include:

- The existing abandoned septic field will be placed into service again and will be adequate for development needs.
- The existing asphalt driveway will be maintained to provide access to the proposed new parking stalls. The parking lot will be expanded by 13 stalls.
- Current and future bioretention devices are being proposed by Quam Engineering, which will ensure the completion of proper erosion control and stormwater management plan.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The existing driveway entrance was maintained and repaved in the initial development. The driveway entrance was reduced from 44' to 24' to allow for landscaping and to better define the traffic circulation. See Attached Supporting Documentation.

6. That the conditional use shall conform to all applicable regulations of the (zoning) district in which it is located.

The building of the lodge will conform to the zoning district's conditional use of indoor lodging.

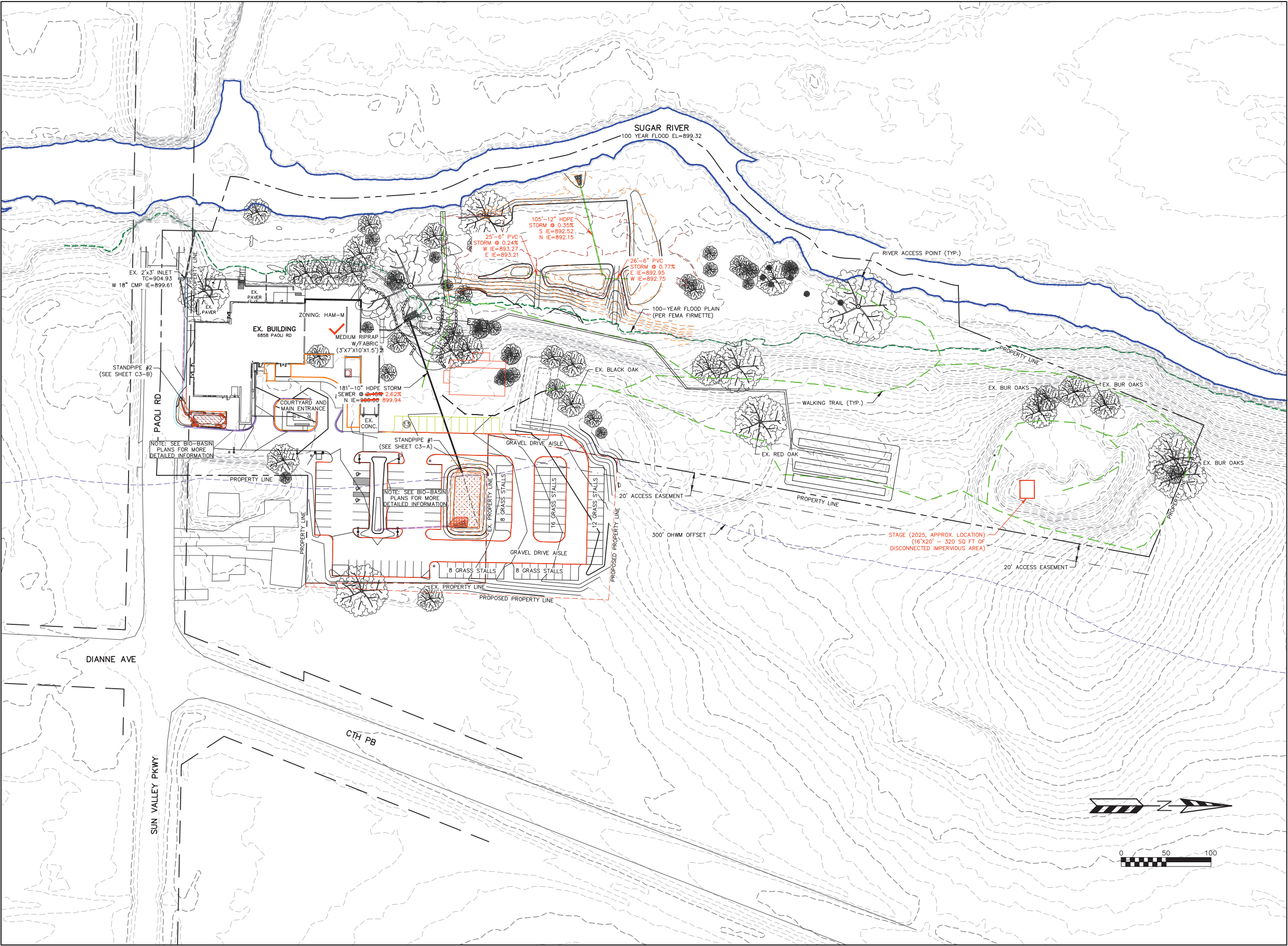
7. The conditional use is consistent with the adopted town and county comprehensive Plans.

Property ownership and construction/design managers have addressed the Town of Montrose Land Use Plan's objectives in this redevelopment. Most critically, the Town of Montrose's Land Use Objectives to "Preserve historic farmsteads and properties that contribute to the Town's historical character" and "Maintain the rural community culture and character of the Town." These have been kept front and center in the development of the property

...

8. If the conditional use is located in a Farmland Preservation Zoning district, the conditional use is subject to the following standards found in section 10.220(1).

N/A



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Sigelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752
4604 SIGELKOW RD SUITE A
MCFARLAND, WI 53558
608 | 838 | 7750 PHN



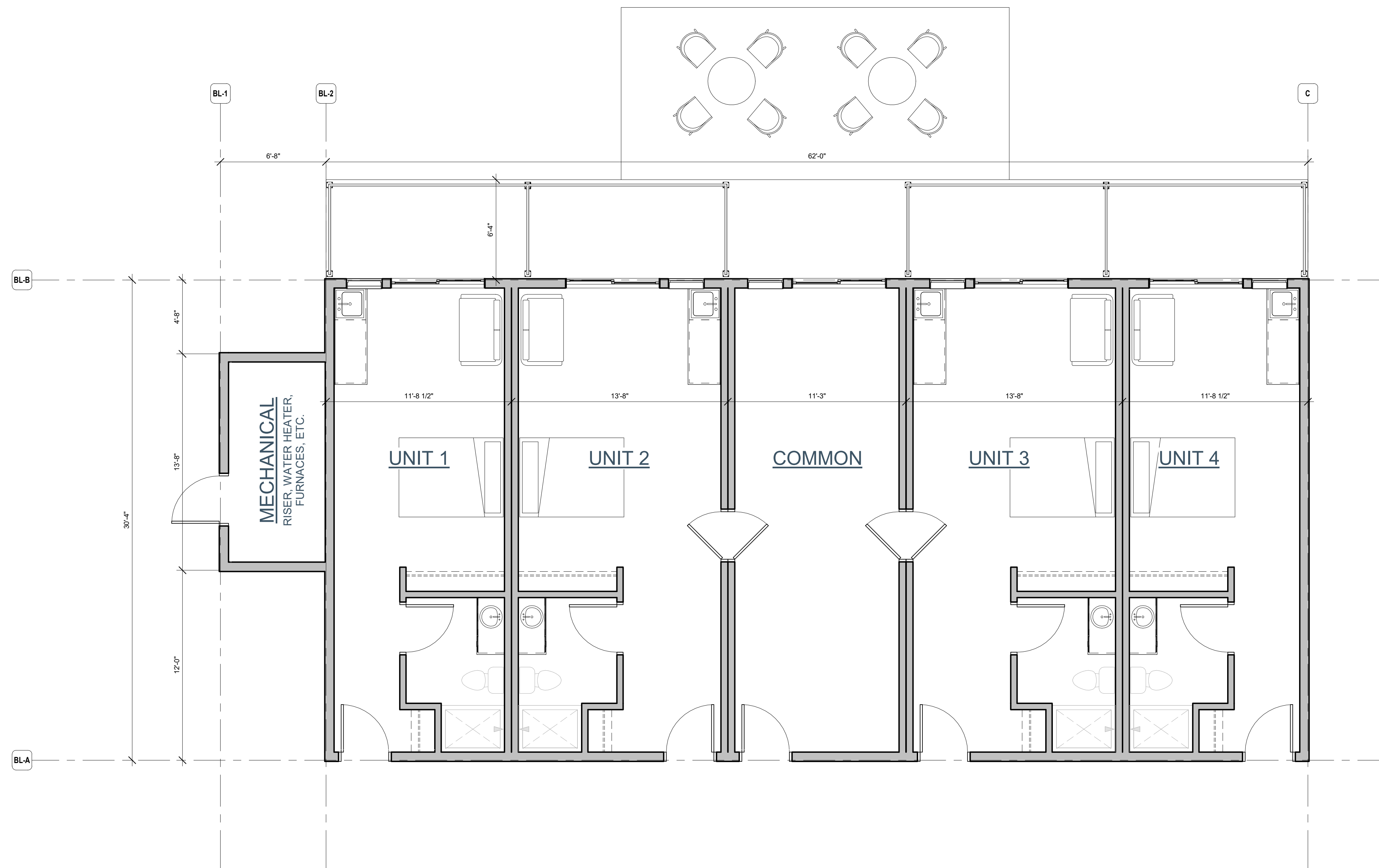
PAOLI CHEESE FACTORY ASSOC LLC
SEVEN ACRE DAIRY COMPANY
6858 PAOLI ROAD
PAOLI WI

CONCEPT PLAN - ZOOK CABINS

SCALE: AS NOTED

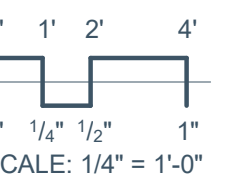
DATE: 07/03/2025



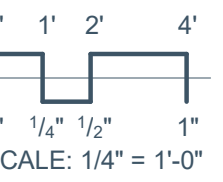
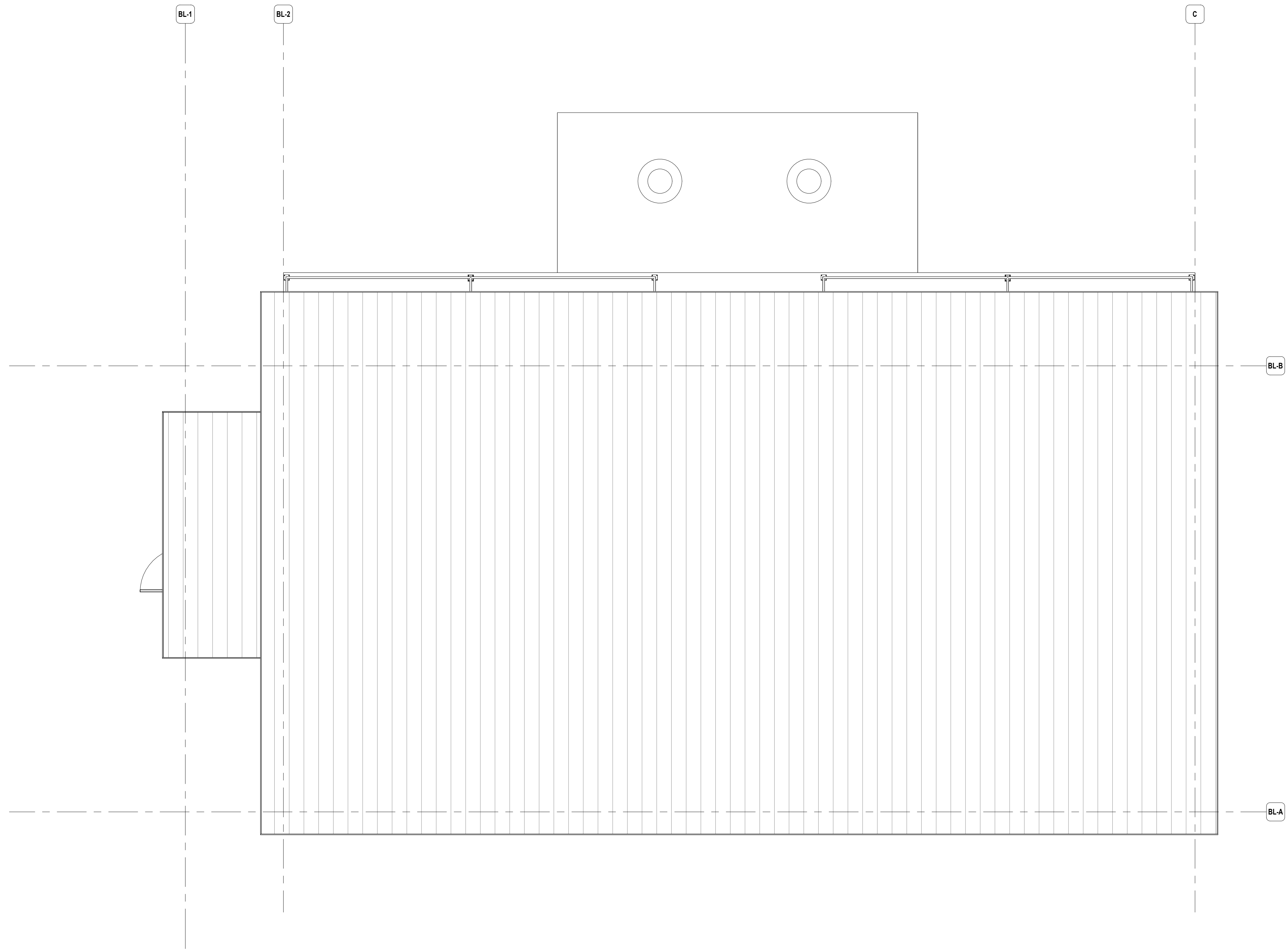


SEVEN ACRE DAIRY - CABINS

FLOOR PLAN



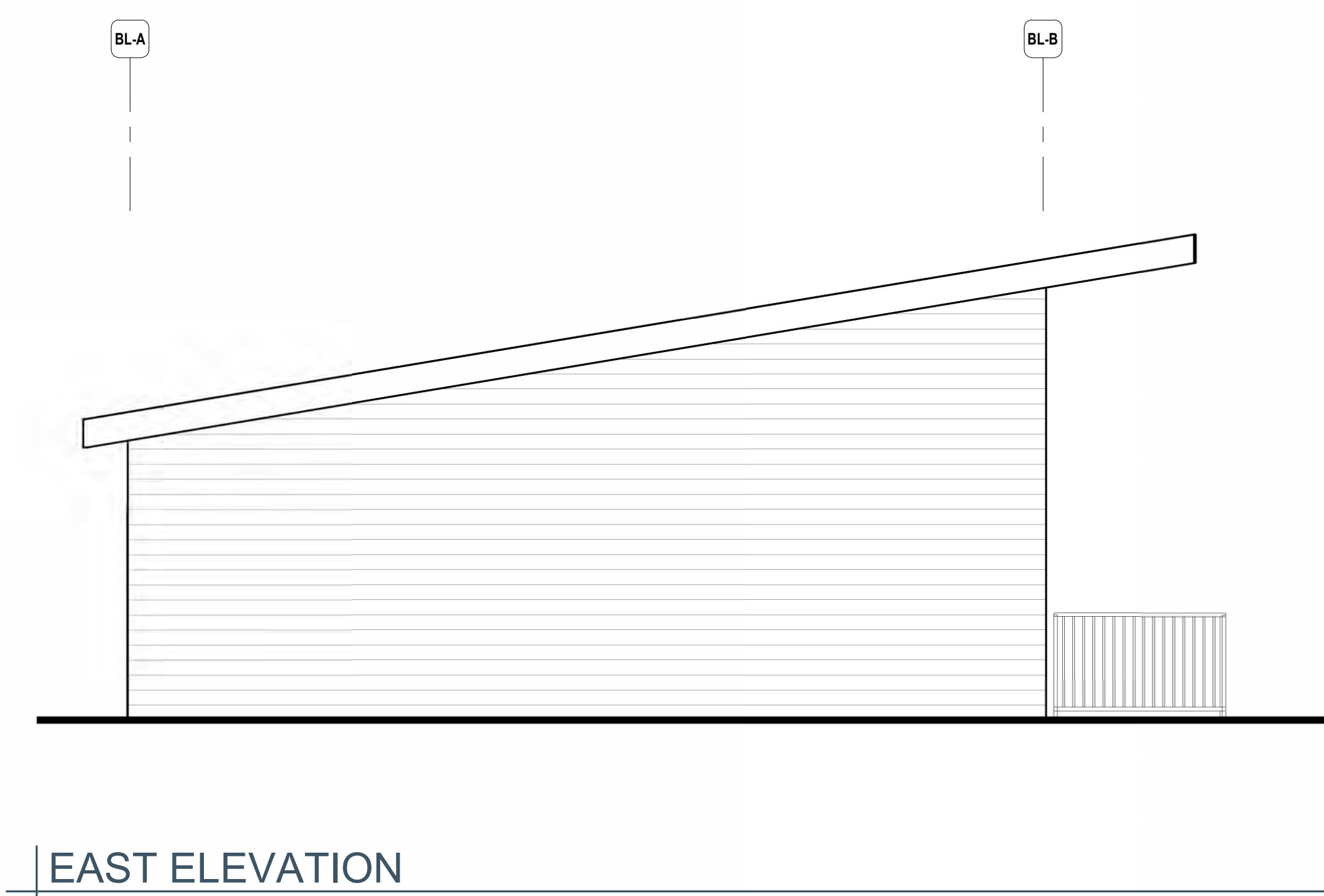
DATE: 10/10/2025 1 OF 4



SEVEN ACRE DAIRY - CABINS

ROOF PLAN

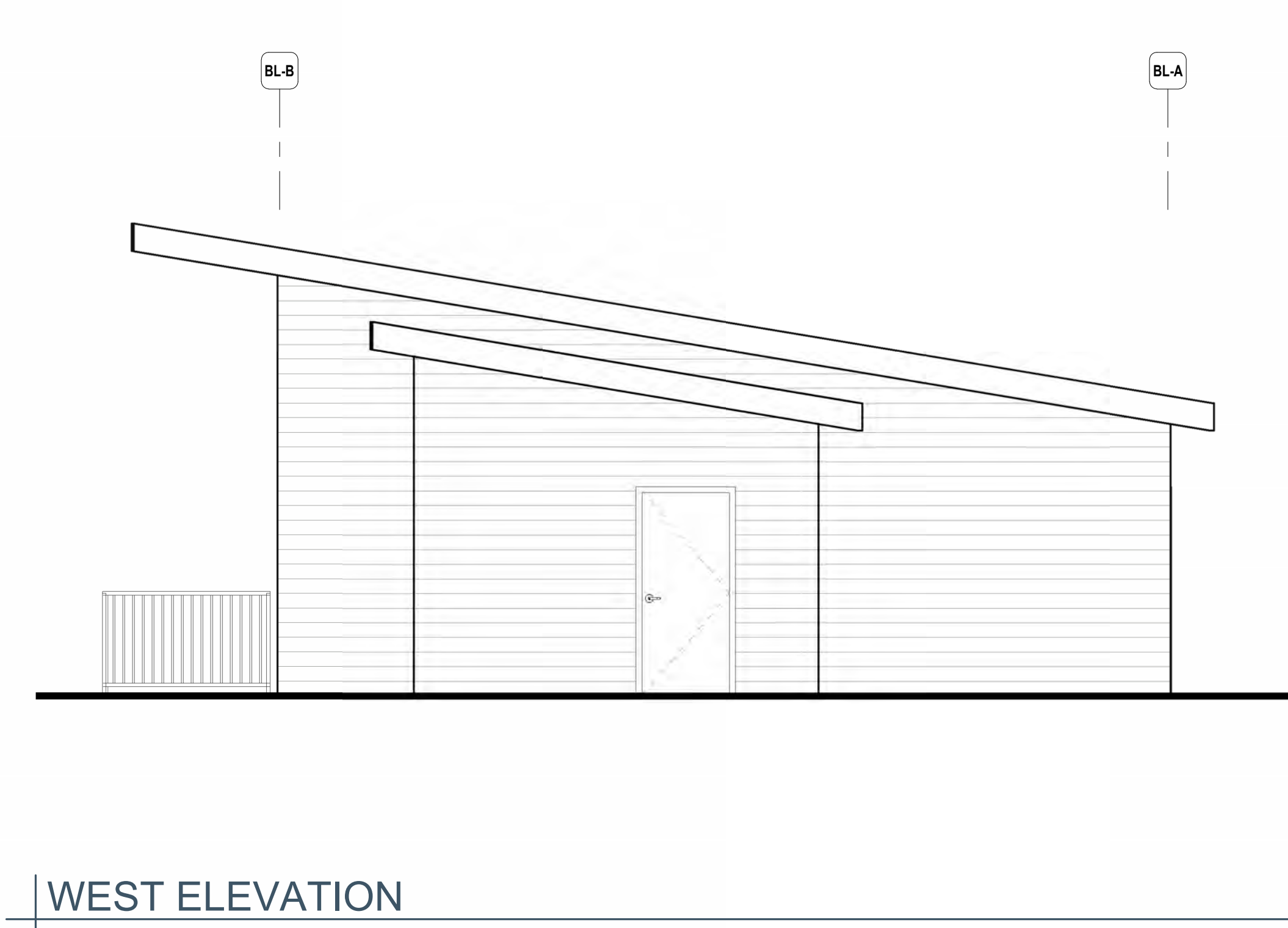
DATE: 10/10/2025 2 OF 4



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

SEVEN ACRE DAIRY - CABINS

ELEVATIONS



SEVEN ACRE DAIRY - CABINS

PERSPECTIVE

DATE: 10/10/2025 4 OF 4

CUP 2689 Legal Description

Lot 1 of Certified Survey Map No. 3736 recorded in Volume 15, Page 189 as Document No. 1712470, being part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 2 and part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, all in Township 5 North, Range 8 East in Town of Montrose, Dane County, Wisconsin.

And

A PART OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 8 EAST, TOWN OF MONTROSE, DANE COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, SOUTH $87^{\circ}45'35''$ EAST, 115.92 FEET TO THE SOUTHERLY EXTENSION OF A BOUNDARY LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3736, RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS ON PAGE 189 AS DOCUMENT NO. 1712470; THENCE, ALONG SAID EXTENSION AND BOUNDARY LINE, NORTH $00^{\circ}00'05''$ WEST, 168.49 FEET TO A FOUND 1-1/4" IRON PIPE; THENCE, CONTINUING ALONG SAID BOUNDARY OF LOT 1, SOUTH $88^{\circ}51'17''$ EAST, 120.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT A SET 3/4" BY 24" IRON REBAR BEARS NORTH $00^{\circ}00'39''$ WEST, 4.00 FEET; THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH $00^{\circ}00'39''$ WEST, 200.05 FEET TO A FOUND 1" IRON PIPE; THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH $88^{\circ}52'51''$ WEST, 164.95 FEET TO A FOUND 1" IRON PIPE; THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH $10^{\circ}26'42''$ EAST, 146.36 FEET TO A SET 3/4" BY 24" IRON REBAR; THENCE SOUTH $86^{\circ}21'56''$ EAST, 157.50 FEET TO A SET 3/4" BY 24" IRON REBAR; THENCE SOUTH $02^{\circ}30'26''$ WEST, 337.69 FEET TO A SET 3/4" BY 24" IRON REBAR LYING ON THE EASTERLY EXTENSION OF SAID BOUNDARY; THENCE, ALONG SAID EASTERLY EXTENSION, NORTH $88^{\circ}51'17''$ WEST, 4.00 FEET TO THE POINT OF BEGINNING.