

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
07/17/2025	DCPCUP-2025-02679
Public Hearing Date	
09/16/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME GOBEL DAIRY LLC	Phone with Area Code (608) 279-8111	AGENT NAME JUSTIN GOBEL	Phone with Area Code (608) 239-9217
BILLING ADDRESS (Number, Street) 7263 COUNTY HIGHWAY A		ADDRESS (Number, Street) <input type="checkbox"/>	
(City, State, Zip) BELLEVILLE, WI 53508		(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	
7263 County Highway A				-	
TOWNSHIP MONTROSE	SECTION 16	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0508-163-9500-5		---		0508-163-8000-2	

CUP DESCRIPTION
Two new farm residences

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)	9

COMMENTS: ACCESS PERMIT IS REQUIRED FROM DANE COUNTY HIGHWAY DEPT. FARM RESIDENCES ARE LIMITED TO FARM OWNERS OR EMPLOYEES.	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials RUH1	SIGNATURE:(Owner or Agent) _____
			PRINT NAME: _____
			DATE: _____



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:	Gabel Dairy LLC	Agent Name:	Justin Gabel
Address (Number & Street):	7263 Hwy A	Address (Number & Street):	
Address (City, State, Zip):	Belleville WI 53508	Address (City, State, Zip):	
Email Address:		Email Address:	
Phone#:	608 279 8111	Phone#:	608 239 9217

SITE INFORMATION

Township:	Monroe	Parcel Number(s):	040/0508-163-9500-5/040/0508-163-8000-2
Section:	16	Property Address or Location:	7263 Hwy A Belleville WI 53508
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 checked="" type="checkbox"/>
Employee housing	
Provide a short but detailed description of the proposed conditional use: Single family dwelling(s) for on farm employees	

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
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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: Justin Gabel
Gabel Dairy LLC

Date: 7/7/2025

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.

Pre manufactured home built to Wisconsin standards. Built on Private Property

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.

Pre manufactured home that will be beautiful to look at

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.

Pre manufactured home will be built on Private Property along side existing driveway

4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made to accommodate the conditional use.

We are in contact with Amy Prael from Dane county land & water

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.

We are off the road on Private Property on existing driveway

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

We are in contact with Amy Prael from Dane county land & water
We are working with Montrose Township

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

We are in contact with Amy Prael
We are working with Montrose Township

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.

- Explain how the use and its location in the Farmland Preservation Zoning District are consistent with the purposes of the district:
Single story home to limit visibility along existing driveway not to disturb such existing farm ground
- Explain how the use and its location in the Farmland Preservation Zoning district are reasonable and appropriate, considering alternative locations: close to existing structures and current driveways
- Explain how the use is reasonably designed to minimize the conversion of land from agricultural use or open space use:
Single story home to limit visibility, close to existing structures and current driveways
- Explain how the use does not substantially impair or limit the current or future agricultural use of surrounding parcels zoned for agricultural use:
Home site is on a hillside that is less than ideal farm ground
- Explain how construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible:
Home construction planned for Fall/winter to avoid crop disruption and limit spring rains that can erode soil

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.

Farm employee dwelling. Home to be built at 7263 Hwy A Belleville WI. Home is a pre-manufactured dwelling approximately 27' x 44'. Site preparation might need heavy machinery equipment including but not limited to Dozer, Skidloaders. Property owned and operated by Global Dairy LLC.

List the proposed days and hours of operation.

on site Farm housing operations would be 24/7

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

Single Family dwelling 4-6 people

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.

Single Family home. Should not have any of above listing associated

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

There are no materials proposed to be stored and no processing

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.

We are in contact with Amy Prager with Dane County Land & Water

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.

A new septic system was approved by Dane County

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

Rolliters Waste system currently does roadside pickup weekly

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

Farm dwelling would be located along a current driveway. Public roadway would not be affected

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

Farm dwelling for employees would not have hazardous or toxic materials

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.

A single Porch light is all that is planned. Light pollution would be minimal

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

Farm employee home would not have any signs

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

currently the property is an Farm Field and cattle pasture

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

Agricultural uses Row crop, predominantly.

Conditional Use Permit

Gobel Dairy LLC is a Dairy Farm located at 7263 Hwy A Belleville WI 53508. Gobel Dairy LLC directly owns and operates 311.624 +/- acres. In addition members of Gobel Dairy LLC own and/or operate nearly 1700 acres. Gobel Dairy is a dairy cow farm that has a varying range of dairy livestock ranging from newborn calves to mature milking cows. Gobel Dairy grows crops such as: alfalfa, corn, soybeans, wheat, sudan grass, oats and barley. Gobel Dairy has 9 full time employees and 3 family owner/operator members, all of which receive full time work with all employees and owner/members relying on Gobel Dairy LLC for their sole source of income. Primary sources of income are derived from fluid milk sales, with some supplemental income coming from cattle sales and crop commodity sales.

The homes will be located in SEC 16-5-8 SE1/4 SW1/4 EXC CO HWY IN R207/363 and SEC 16-5-8 NE1/4 SW1/4 EXC CO HWY IN R207/363

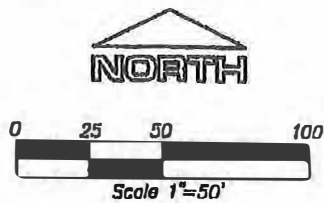
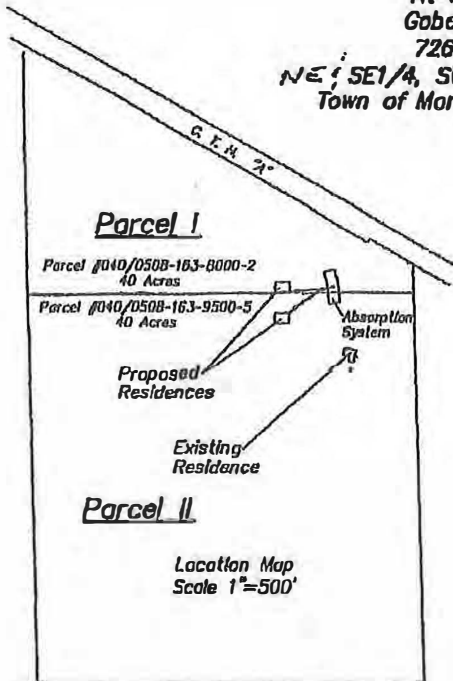
Gobel CUP - Site Plan



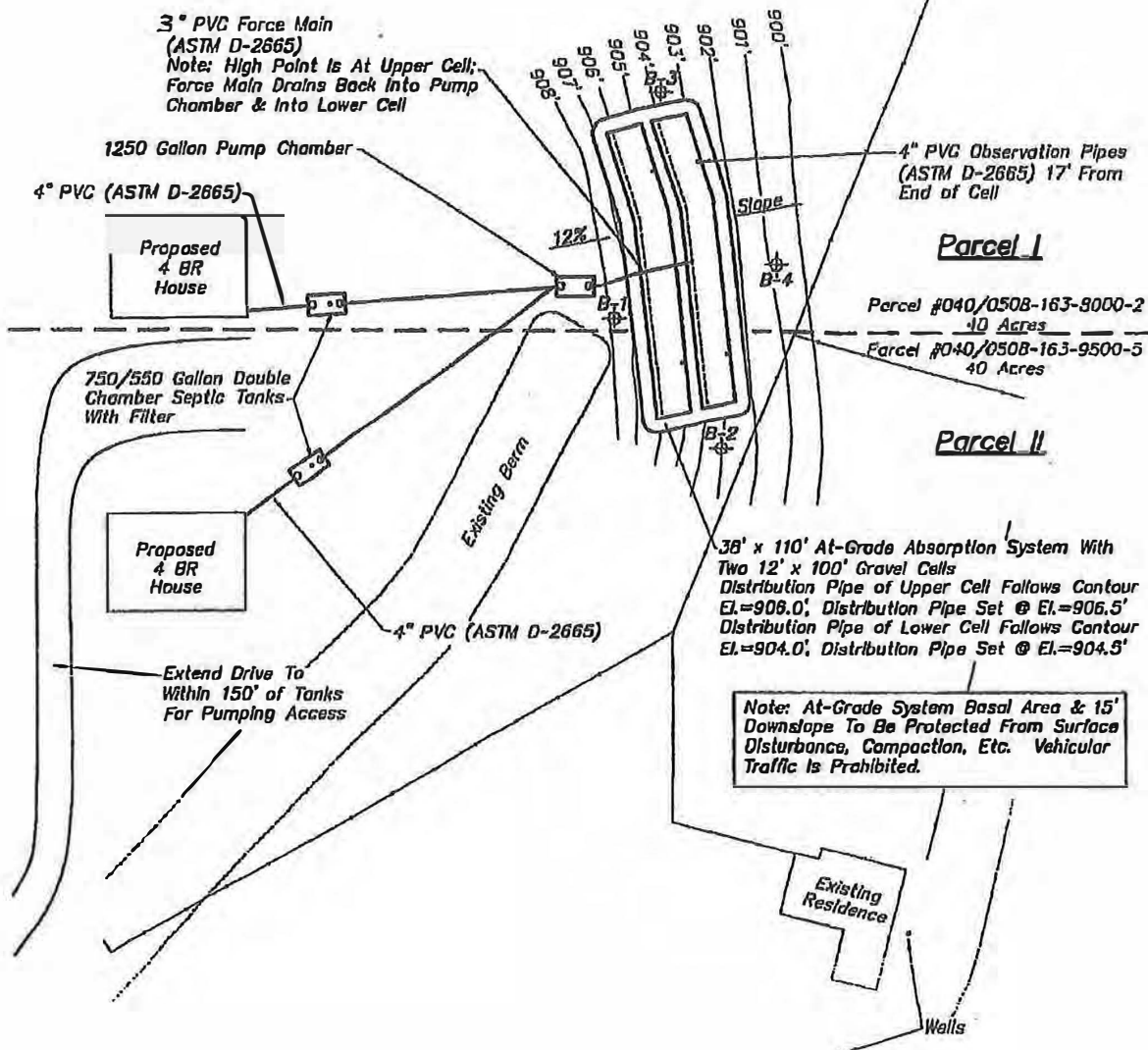
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7/3/2025

Exhibit A
At-Grade POWTS Site Plan
Gabel Dairy LLC Residences
7263 County Highway "A"
NE 1/4, SE1/4, SW1/4, Section 16, T5N, R8E
Town of Montrose, Dane County, Wisconsin



BH=Top of 7" Diameter Wood Fence Post
56" Above Grade
El.=898.7'



Note: At-Grade System Basal Area & 15' Downslope To Be Protected From Surface Disturbance, Compaction, Etc. Vehicular Traffic Is Prohibited.

GOBEL DAIRY LLC

PAGE 4 OF 4

CTH "A" R/W

PARCEL#
040/0508-163-8000-2
40 ACRES

PROPOSED
AT-GRADE

OFF LOT
EASEMENT
REQUIREMENTS

APPROX. LOT LINE, SAME OWNER

APPROX. LOT LINE, SAME OWNER

PARCEL#
040/0508-163-9500-5
40 ACRES

APPROX.
PROPOSED
4 BR
HOUSES
(x2)

Both to
connect to
same proposed
new at-grade

EXISTING
RESIDENCE

WELLS

N

Scale: 1"=200'

500 Feet

- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner or County GIS Website
- * Property Lines Need to be Identified Prior to Installation

GOBEL DAIRY LLC

PAGE 3 OF 4

BM = TOP OF 7"
DIAMETER CORNER,
WOOD FENCE POST,
56' ABOVE GRADE
ELEV. = 898.7'

INSTALLER TO
PROVIDE
FOR PROPER SURFACE
WATER DIVERSION
AROUND AT-GRADE

PROPOSED AT-GRADE
2 10' x 100' CELLS
CELL 1 ELEV. = 906.0'
CELL 2 ELEV. = 904.0'

THE AREA OF THE DRAINFIELD AND 15'
DOWNSLOPE SHALL BE UNDISTURBED.
NO VEHICULAR TRAFFIC ALLOWED. NO
EXCAVATION OR COMPACTION OF SOIL.

APPROX.
PROPOSED
4 BR
HOUSE *

PARCEL#
040/0508-163-8000-2
40 ACRES

OFF LOT
LEASEMENT
REQUIRED

PARCEL#
040/0508-163-9500-5
40 ACRES

Both to
connect
to same proposed at grade

APPROX.*
PROPOSED
4 BR
HOUSE

BERM

APPROX. LOT LINE, SAME OWNER

APPROX. LOT LINE, SAME OWNER

N

Scale: 1"=40'

100 Feet

measured/observed
during soil test
434x5' Dr. well
14.5' Lid

MCR
manhole
Septic
Tank
Under
Steps for
upper block
edge ~ 5' from
House

8'
FIRE#
7263
CTH A

EXISTING
RESIDENCE

WELL

another well

- * Elevations are for Soil Test Use Only
- * This is Not a Survey
- * Property Lines Per Owner or County GIS Website
- * Property Lines Need to be Identified Prior to Installation

COMMON OWNERSHIP PRIVATE ONSITE
WASTEWATER TREATMENT SYSTEM
EASEMENT

This indenture is made by MARIO & KATHLEEN GOBEL REV. TR.

ns grantor, hereby creates an easement over the following described

parcel(s) of real estate located in the Town of MONTRASE

in the NE Quarter/Quarter & SW Quarter of Section

16, T(Township) 5 N, R (Range) 8 E,

hereinafter referred to as Parcel I- Parcel # _____

(Parcel with the drainfield or with holding tank is Parcel I)

Parcel # format- 04010508-163-8000-2
of digits- 3 4 3 4 1

Type or neatly print the legal description of your property in the space below. The legal description is found on your deed and usually on your tax bill. If you need more space, use the reverse side or attach a copy of the deed.

THE NE 1/4 OF THE SW 1/4 OF
SECTION 16, T5N, R8E
(40 ACRE PARCEL)

The adjacent parcel described as Parcel II, Parcel # 04010508-163-8500-5 (Parcel with the Residence/structure served by off-lot POWTS components, or parcel with building sewer, septic or pump tanks that go to the drainfield or holding tank)

, as shown on Exhibit A (if included-site plan with lot lines, parcel #'s and septic components/locations) is hereinafter referred to as Parcel II. The private onsite wastewater treatment system (POWTS) easement over Parcel I shall be in conformity with Exhibit A. Components of the POWTS located on Parcel I and Parcel II shall be properly maintained at the expense of the owner(s) of Parcel II. No construction shall be permitted on Parcel I or Parcel II that will interfere with the maintenance or operation of the POWTS or with any area approved for the purpose of siting a replacement POWTS.

This easement shall provide access and connection to the POWTS on Parcel I to the owner(s) of Parcel II exclusively for the Structure as shown on Exhibit A. At such time as either Parcel I or Parcel II is transferred from the current ownership, the connection from the structure on Parcel II to the POWTS on Parcel I shall be properly abandoned and the necessary components to complete an approved private sewage system shall then be installed by a properly licensed master plumber, after obtaining the necessary sanitary permit, to serve the structure on Parcel II.

This easement is granted expressly as required by chapter 46 of the Dane County Code of Ordinances in order to obtain the approval of a POWTS serving more than one building and a building not located on the same parcel with the POWTS.

This easement shall run with the land and shall be binding upon the owner(s) of the described parcel(s) and his, her or their heirs, successors or assigns.

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

6019159

04/02/2025 01:58 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 3

R

Your name and return address

MARIO & KATHLEEN GOBEL
7263 CTH A
BELLEVILLE, WI 53508

C/4

3

Mario Gobel **ACKNOWLEDGEMENT** *member*

Owner Name (Signature)

Owner Name (Signature)

MARIO Gobel

Owner Name (Print)

Owner Name (Print)

STATE OF WISCONSIN

) ss.

COUNTY OF DANE

Personally came before me this 2nd day of April, 2025, the above named person(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

K. Hill
Notary Public Dane County, Wisconsin

My Commission is permanent. (If not, expiration date is 11-1-2025)

Drafted by (person completing the form):

PAUL A. HARDY

Proposed CUP Legal Description

The east 600 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, specifically those lands located south of County Highway "A" Right-of-Way and excluding said Right-of-Way; as well as the northern 400 feet of the east 600 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 16, Township 5 North, Range 8 East, Town of Montrose, Dane County, Wisconsin

