



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, June 24, 2025

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

A. Call to Order

Chair DOOLAN called the June 24, 2025 Zoning and Land Regulation Committee meeting to order at 6:33 PM.

Staff present: Violante, Lane, Holloway, Allan, Everson

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

B. Public comment for any item not listed on the agenda

No comments made by the public.

C. Consideration of Minutes

The Committee took no action as the incorrect minutes file was included in this agenda packet.

D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

12167

PETITION: REZONE 12167
APPLICANT: STEVEN AND SUSAN WEINBERGER
LOCATION: NORTH OF 1612 HILLSIDE RD, SECTION 35, TOWN OF CHRISTIANA
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: rezone an existing lot for residential use using transfer of development rights

Attachments: [12167 Staff Report](#)
[12167 Density Study TDR Sending Property](#)
[12167 MAP](#)
[12167 APP](#)

In support: Steve Weinberger
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12168

PETITION: REZONE 12168
APPLICANT: MICHAEL J EUHARDY
LOCATION: 4017 COUNTY HWY JJ, SECTION 15, TOWN OF VERMONT
CHANGE FROM: RM-16 Rural Mixed-Use District and LC Limited Commercial District TO GC General Commercial District
REASON: adding lands to town hall property and updating zoning for governmental use

Attachments: [12168 Ord Amend](#)
[12168 Staff Report](#)
[12168 Town Action](#)
[12168 MAP](#)
[12168 APP](#)

In support: Mike Euhardy
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12169

PETITION: REZONE 12169
APPLICANT: DONALD P SQUIRE JR
LOCATION: 706 US HWY 51, SECTION 2, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and
FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [12169 Staff Report](#)
[12169 Density Study](#)
[12169 MAP](#)
[12169 APP](#)

In support: Tom Matson
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12170

PETITION: REZONE 12170
APPLICANT: VINEY ACRES LLC
LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO GC General Commercial District and
UTR Utility, Transportation and ROW District
REASON: create 7-lot commercial subdivision

Attachments: [12170 Staff Report](#)
[12170 Town Action](#)
[12170 Cottage Grove Commercial Area Policies](#)
[12170 CG Conceptual Rural Buisness Park Development Plan](#)
[12170 Preliminary Plat revised 2025-06-06](#)
[12170 Proposed Lot and Zoning Map](#)
[12170 Engineering Plans 2025-05-02](#)
[12170 Wetland Delineation Maps](#)
[12170 Wetland Map](#)
[12170 MAP](#)
[12170 APP](#)

In support: Chris Casson
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed to allow for additional time to address county staff's concerns. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12171](#)

PETITION: REZONE 12171
APPLICANT: ROBERT AND KIM RIEGE
LOCATION: SOUTH AND EAST OF 3120 FADNESS RD, SECTION 3, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and
NR-C Natural Resource Conservation District
REASON: creating one residential lot and one conservancy lot

Attachments: [12171 Ord Amend](#)
[12171 Staff Report](#)
[12171 Density Study](#)
[12171 Town Action](#)
[12171 MAP](#)
[12171 APP](#)

In support: David Dinkel
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 5-0.

1. A deed notice shall be recorded on the remaining FP-35 land (tax parcels 0612-032-8315-0 and 0612-031-8745-0) stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Eide farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12172](#)

PETITION: REZONE 12172
APPLICANT: WEDEWARD LIVING TR (MIKE WEDEWARD)
LOCATION: WEST OF 368 WATERLOO ROAD, SECTION 11, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12172 Ord Amend](#)
[12172 Staff Report](#)
[12172 Density Study 2025 Update](#)
[12172 APP](#)
[12172 MAP](#)

In support: Michael Wedeward
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12174

PETITION: REZONE 12174
APPLICANT: GREGORY AND ANGELA RICE
LOCATION: 1870 SKYLINE DR & 1881 WILLIAMS DR, SECTION 29, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, RM-8 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: create one new residential lot via transfer of development rights

Attachments: [12174 Staff Report](#)
[12174 Density Study](#)
[12174 APP](#)
[12174 MAP](#)

In support: Courtney Odom, Greg and Angela Rice
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02662

PETITION: CUP 02662 **WITHDRAWN BY APPLICANT**
APPLICANT: RUTH A CRENNELL SURVIVOR'S TRUST (C/O AMANDA HAUSER)
LOCATION: 1451 STORYTOWN RD, SECTION 5, TOWN OF OREGON
CUP DESCRIPTION: large animal (horse) boarding

Attachments: [CUP 2662 APP - Wiithdrawn](#)
[CUP 2662 MAP](#)

02663

PETITION: CUP 02663
APPLICANT: TIMOTHY AND JORI WOODSTOCK
LOCATION: 3930 COUNTY HIGHWAY A, SECTION 15, TOWN OF RUTLAND
CUP DESCRIPTION: limited family business - concrete contractor

Attachments: [CUP #2663](#)

[CUP 2663 Staff Report](#)

[CUP 2663 Town Action](#)

[CUP 2663 APP](#)

[CUP 2663 MAP](#)

In support: Jori Woodstock

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting

inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to CUP # 2663:

13. Existing site screening/landscaping shall be lengthened to the satisfaction of the Town of Rutland.

14. Sanitary fixtures in the accessory buildings are prohibited.

15. This permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ayes: 5 - BOLLIG, DOOLAN, KRONING, POSTLER and RITT

02664

PETITION: CUP 02664
APPLICANT: HIGHWAY J WAREHOUSE LLC (C/O JOE HANDRICK)
LOCATION: 3184 COUNTY HWY J, SECTION 1, TOWN OF SPRINGDALE
CUP DESCRIPTION: residence within the GC General Commercial zoning district

Attachments: [CUP #2664](#)

[CUP 2664 Staff Report](#)

[CUP 2664 Town Action](#)

[CUP 2664 MAP](#)

[CUP 2664 APP rev](#)

In support: Joe Handrick

Opposed: none

A motion was made by BOLLIG, seconded by KRONING, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety

rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to CUP # 2664:

13. This CUP shall apply only to the upstairs portion of Building #1, which shall be used only as single-family dwelling (no multi-family use).

14. Any incidental/transient or tourist lodging (short-term rental) use is prohibited.

15. The applicant shall comply with Springdale's dark sky ordinance by extinguishing all front circle drive lights except for 2 upon purchase. All lights may be used eventually if converted to dark sky compliant fixtures (subject to approval by the Town of Springdale).

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02665

PETITION: CUP 02665

APPLICANT: ROBERT M BRUNNER REV TR (C/O BOB BRUNNER)

LOCATION: WEST OF 8541 PINE HILL RD, SECTION 22, TOWN OF CROSS PLAINS

CUP DESCRIPTION: solar array electric generating facility - 35 acres

Attachments: [CUP 2665 Staff Report](#)

[CUP 2665 Site Plan rev 06-20-2025](#)

[CUP 2665 Planting Plan 06-20-2025](#)

[CUP 2665 CROSS PLAINS](#)

[CUP 2665 MAP](#)

In support: Nolan Stumpf, Julie Baldwin

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02666

PETITION: CUP 02666
APPLICANT: JOEL DAVID LUDOWITZ
LOCATION: 9494 DONNETTE DR, SECTION 18, TOWN OF ROXBURY
CUP DESCRIPTION: accessory building over 12 feet in average height (12.9 feet proposed)

Attachments: [CUP #2666](#)

[CUP 2666 Staff Report](#)

[CUP 2666 Town Action](#)

[CUP 2666 APP](#)

[CUP 2666 MAP](#)

In support: Joel Ludowitz

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (none).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting

inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Ayes: 5 - BOLLIG, DOOLAN, KRONING, POSTLER and RITT

E. Zoning Map Amendments and Conditional Use Permits from previous meetings

12137

PETITION: REZONE 12137
APPLICANT: THOMAS AND AMY VILS
LOCATION: SOUTH OF 10078 COUNTY HIGHWAY Y, SECTION 22, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and
FP-1 Farmland Preservation District
REASON: create two residential lots and one agricultural lot

Attachments: [12137 Ord Amend](#)
[12137 Staff Update](#)
[12137 Staff Report](#)
[12137 Town Action](#)
[12137 Soil Report](#)
[12137 Building envelope sketch 05-01-2025](#)
[12137 EMS email on driveway access](#)
[12137 DNR Wetland ID Response Report 2025-00402](#)
[12137 Floodplain and contours](#)
[12137 floodplain wetland](#)
[12137 APP](#)
[12137 MAP](#)

In support: Amy and Tom Vils

Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0.

1. A note shall be added to the certified survey map which states, "The property has indicators which identify the area is prone to flooding. Any crawl space or basement floor level shall have an elevation no lower than 740 feet ASL".
2. A deed restriction shall be recorded on Lot 2 & 3 stating the following:
 - a. With Base Flood elevation at 740 feet ASL, the minimum level for a basement or crawlspace will need to be at or above 740 feet and the lowest level at or above 742 feet in order to meet devilmnt standards in the Dane County Chapter 17 Floodplain ordinance. A site grading plan shall be required with any application for a zoning permit.
 - b. This property is located adjacent to a gun club operation that was approved to operate under a conditional use permit. The landowner or future landowners are hereby notified that the gun club activity involves shooting and noise that may be of nuisance. Any development of this property should take into account the ongoing nearby gun club operation.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2025
RPT-159](#)

Discussion and possible action on the revocation of CUP 2582
CUP: non-metallic mineral extraction operation
Owner: K&D Stone LLC
Location: 345 Center Road, Section 28, Town of Rutland

Attachments: [June 24, 2025 ZLR Report](#)
[6.08.25 complaint email](#)
[6.20.25 complaint email](#)
[CUP 2582 final w appeal 3724](#)
[June 9, 2025 Inspection Summary](#)

A motion was made by BOLLIG, seconded by POSTLER, to schedule a public hearing to start the CUP revocation process.

A motion was made by BOLLIG, seconded by POSTLER, to withdraw the motion to schedule the public hearing.

A motion was made by BOLLIG, seconded by POSTLER, to have the operator meet with staff for the last time, for a final cure of these issues which, if not resolved by July 8th ZLR will schedule the public hearing on CUP revocation.

A motion was made by POSTLER, seconded by BOLLIG, to amend the motion to set the target date of the July 22nd ZLR meeting. The motion carried by the following vote: 4-1-0.

Ayes: 4 - BOLLIG, DOOLAN, KRONING and POSTLER

Noes: 1 - RITT

ZLR Committee voted on the earlier motion by BOLLIG, seconded by POSTLER, to have the operator meet with staff for the last time, for a final cure on the issues, by the July 22nd ZLR meeting. The motion carried by the following vote: 3-2-0.

Ayes: 3 - BOLLIG, KRONING and POSTLER

Noes: 2 - DOOLAN and RITT

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by KRONING, to adjourn the meeting at 8:23 PM. The motion carried unanimously.