



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, May 27, 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 May 27, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

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

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.

[2025](#)
[RPT-098](#)

May 27, 2025 ZLR Registrants

Attachments: [May 27th ZLR registrations](#)

C. Consideration of Minutes

[2025](#)
[MIN-072](#)

May 13, 2025 ZLR Committee Meeting Minutes

Attachments: [05-13-2025 ZLR Work Meeting Minutes](#)

A motion was made by BOLLIG that the May 13, 2025 meeting minutes be approved. The motion carried by the following vote: 5-0.

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

[12155](#)

PETITION: REZONE 12155
APPLICANT: JAMES S SLATTERY
LOCATION: 8848 KATZENBUECHEL RD AND LANDS EAST, SECTION 33, TOWN OF ROXBURY
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12155 Ord Amend](#)
[12155 Staff Report](#)
[12155 Town Action](#)
[12155 APP](#)
[12155 MAP](#)

In support: James Slattery
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, POSTLER and RITT

[12156](#)

PETITION: REZONE 12156
APPLICANT: JOHNSON 2012 TRUST (C/O DONOVAN JOHNSON)
LOCATION: NORTH OF 185 UNION ROAD, SECTION 35, TOWN OF OREGON
CHANGE FROM: FP-1 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating four residential lots

Attachments: [12156 Ord Amend](#)
[12156 Staff Report rev](#)
[12156 Staff Report](#)
[12156 Town Action](#)
[12156 Density](#)
[12156 APP](#)
[12156 MAP](#)

In support: Matt Schreiner
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 050935195010, 050936191301, 050936290007, 050936295002, 050936485806, 050936490309) stating the following:
a. Further residential/nonfarm development is prohibited. The housing density rights for the original Doyle Farms, Inc. farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12157](#)

PETITION: REZONE 12157
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DR, SECTION 28, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO SFR-2 Single Family Residential District
REASON: dividing a residential lot into three residential lots

Attachments: [12157 Staff Report](#)

[12157 Town Action](#)

[12157 building setback](#)

[12157 APP](#)

[12157 MAP](#)

In support: Norbert Repka

Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed at the applicant's request, to allow time to bring an amended zoning request for Lot 1 back to the Town of Verona. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12158](#)

PETITION: REZONE 12158
APPLICANT: TIM & JORI PROPERTIES LLC
LOCATION: 3864 COUNTY HIGHWAY A, SECTION 15, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12158 Staff Report](#)

[12158 RUTLAND Rev](#)

[12158 MAP Rev](#)

In support: Jori Woodstock

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, 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

[12159](#)

PETITION: REZONE 12159
APPLICANT: KIRK AND HEIDI EILENFELDT
LOCATION: EAST OF 3436 N. STAR ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: transfer one development right to another property

Attachments: [12159 Staff Report](#)
[12159 Town Action](#)
[12159 APP](#)
[12159 MAP](#)

In support: Heidi Eilenfeldt
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed, due to no town action on petition 12160 (the TDR receiving property). The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12160](#)

PETITION: REZONE 12160
APPLICANT: KIRK AND HEIDI EILENFELDT
LOCATION: 4082 RIDGE ROAD, SECTION 14, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot - transfer of development right

Attachments: [12160 Staff Report](#)
[12160 APP](#)
[12160 MAP](#)

In support: Heidi Eilenfeldt
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, 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

12161

PETITION: REZONE 12161
APPLICANT: AARON AND ERIN KELLY-RAMBERG
LOCATION: 1647 KAASE ROAD, SECTION 1, TOWN OF DUNKIRK
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35
Farmland Preservation District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12161 Ord Amend](#)
[12161 Staff Report](#)
[12161 Town Action](#)
[12161 APP](#)
[12161 MAP](#)

In support: Aaron Ramberg
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12162

PETITION: REZONE 12162
APPLICANT: RONALD AND SHERI LUND
LOCATION: 1126 BLIVEN RD, SECTION 20, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12162 Ord Amend](#)
[12162 Staff Report](#)
[12162 Town Action](#)
[12162 Density](#)
[12162 APP](#)
[12162 MAP](#)

In support: Sheri Lund
Opposed: none

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

1. A deed restriction shall be recorded on the remaining FP-35 land (tax parcels 0512-204-9001-0 and 0512-204-8690-9) stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Wallace Olstad farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12163](#)

PETITION: REZONE 12163
APPLICANT: ROGER J MEIER REV LIVING TR
LOCATION: 7616 AND 7628 W. MINERAL POINT RD, SECTION 20, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District
REASON: creating 7 residential lots

Attachments: [12163 Staff Report](#)
[12163 Town Action](#)
[12163 Lazy M Estates Final Plat v 02-12-25](#)
[12163 APP](#)
[12163 MAP](#)

In support: Wade Wyse, Marlene Meier, Joe Meier, Brenda Delabarre
Opposed: Katie Bolen-Irwin

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to opposition and to allow more time for the applicant to review staff's concerns with the proposed layout of the plat. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12164](#)

PETITION: REZONE 12164
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO
LOCATION: 4185 RIDGE ROAD, SECTION 14, TOWN OF COTTAGE GROVE
CHANGE FROM: SFR-1 Single Family Residential District TO RR-1 Rural Residential District
REASON: zoning to allow for a limited family business

Attachments: [12164 Staff Report](#)
[12164 Site Plan revised 05-05-2025](#)
[12164 APP](#)
[12164 MAP](#)

In support: Allison Rodriguez
Opposed: none

A motion was made by POSTLER, seconded by BOLLIG, 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

[12165](#)

PETITION: REZONE 12165
APPLICANT: ROBERT M ROCK
LOCATION: 4452 BEALE STREET, SECTION 8, TOWN OF DUNN
CHANGE FROM: SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12165 Ord Amend](#)
[12165 Staff Report](#)
[12165 Town Action](#)
[12165 Preliminary CSM](#)
[12165 APP](#)
[12165 MAP](#)

In support: Robert Rock
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12166](#)

PETITION: REZONE 12166
APPLICANT: MULTIPLE OWNERS (C/O TOWN OF MIDDLETON)
LOCATION: TIMBER LANE, SECTION 31, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District
REASON: blanket rezone for various parcels based on town zoning policy

Attachments: [12166 Ord Amend](#)
[12166 Staff Report](#)
[12166 Town Action](#)
[12166 APP](#)
[12166 MAP](#)

In support: Matt Schreiner
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

02660

PETITION: CUP 02660
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO
LOCATION: 4185 RIDGE RD, SECTION 14, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: limited family business - contractor

Attachments: [CUP 2660 Staff Report](#)
[CUP 2660 Site Plan revised 05-05-2025](#)
[CUP 2660 APP](#)
[CUP 2660 MAP](#)

Supervisor Bollig was excused at 7:13pm

In support: Allison Rodriguez
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 4-0-1.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Excused: 1 - BOLLIG

02661

PETITION: CUP 02661
APPLICANT: PAYNE & DOLAN INC
LOCATION: 5416 EASY STREET, SECTION 34, TOWN OF VIENNA
CUP DESCRIPTION: electric generating facility - 7.4-acre solar array farm

Attachments: [CUP 2661 Staff Report](#)
[CUP 2661 Town Action](#)
[CUP 2661 APP](#)
[CUP 2661 MAP](#)
[CUP #2661](#)

Supervisor Bollig returned at 7:20pm

In support: Holly Merson, Amanda Kesler

Opposed: none

Neither support or oppose: Bob Tandy

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.

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 # 2661:
13. At the end of the leasing agreement equipment will be decommissioned, removed and the site returned to pre-development conditions to the extent

practicable.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2024 OA-040](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of COTTAGE GROVE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: PETERSON and DOOLAN

Attachments: [2024 OA-40](#)

[OA 40 Staff Memo - Town of Cottage Grove Comp Plan 2024](#)

[Comprehensive-Plan_Vision-and-Directions_Amended-1.20.25_no-maps](#)

[Comprehensive-Plan_Conditions-Issues_Amended-1.20.25_no-maps](#)

[Map-16-Future-Land-Use_Amended-1.20.25](#)

[CG Plan Maps](#)

[Summary of Amendments to Town of Cottage Grove Comprehensive Plan](#)

In Support: none

Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

02657

PETITION: CUP 02657
APPLICANT: WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)
LOCATION: 4311 VILAS HOPE RD, SECTION 7, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: agricultural entertainment for events more than 10 calendar days per year
(update existing permit)

Attachments: [CUP 2657 Staff Update](#)

[CUP 2657 Town Action](#)

[CUP 2657 Road connections exhibit](#)

[CUP 2657 Site Plan](#)

[CUP 2657 APP](#)

[CUP 2657 MAP](#)

[CUP 2657 Town Planner Comments 3.19.25](#)

[CUP 2657 Applicant Comment Reponse Ltr 2025-04-17](#)

[CUP 2657 Lighting Plan revised 2025-04-17](#)

[CUP 2657 area road photos 2025-04-25](#)

[CUP #2657](#)

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.

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 # 2657:

13. There shall be no parking on either side of Vilas Hope Road. The applicant shall be responsible for the installation of "No Parking" signs and shall coordinate with the Town Highway Superintendent to determine the signage location and details. The applicant shall be responsible for the cost of the signage.

14. A stormwater management plan shall be approved by Dane County Land and Water Resources Department. The management features shall be installed prior to the use of the rear parking lot.

15. The applicant shall be responsible for any driveway improvements required by the Town Highway Superintendent including but not limited to size of the culvert and the design of the driveway where it meets Vilas Hope Road.

16. The applicant shall install "No Parking" signs on the traffic lane on the north side of the buildings.

17. The exterior lighting shall conform to the approved operations plan, as well as Dane County and Town of Cottage Grove ordinances. All lighting must be dark sky compliant/downward facing. Any additional lighting would require an amendment to the conditional use permit.

18. Applicant shall provide adequate restroom facilities, in accordance with the Department of Health requirements.

19. Public hours of operation shall be limited to Sunday to Saturday 9:00am to 7:00pm year-round, with the option to extend to 9:00pm during fall festivals (once outdoor lighting or the farm store are completed).

20. Amplified music volume shall be limited to 60dbA at 100 feet from the speakers.

21. Landscaping shall be installed per Town requirements, subject to written confirmation from the Town Planner.

22. The CUP area may include the additional leased acreage as long as an active lease is in place.

23. Design review will be required by the Town upon application for a building permit for the farm store.

24. The business shall use timed ticketing to stagger arrival times for customers, to mitigate traffic congestion during festival events.

25. Applicant shall hire a traffic control officer from the Dane County Sheriff to direct traffic at the nearest County Highway intersections (CTH BB and CTH AB). during Saturdays in October, and any event with an expected attendance of 1500

or more people.

26. This CUP shall expire in 2 years from the date of final approval, to enable Town of Cottage Grove review every two years and ensure compliance with permit conditions.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

G. Resolutions

[2025
RES-043](#)

AUTHORIZING ACCEPTANCE OF DONATION OF FUNDS FOR HOMEOWNERS TO FILE DISCHARGE AND RELEASE OF DISCRIMINATORY COVENANTS

Sponsors: MILES

Attachments: [2025 RES-043](#)
[2025 RES-043 FISCAL NOTE](#)

A motion was made by KRONING, seconded by BOLLIG, to recommend the Resolution for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

H. Ordinance Amendment

[2024 OA-040](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of COTTAGE GROVE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: PETERSON and DOOLAN

Attachments: [2024 OA-40](#)
[OA 40 Staff Memo - Town of Cottage Grove Comp Plan 2024](#)
[Comprehensive-Plan Vision-and-Directions Amended-1.20.25 no-maps](#)
[Comprehensive-Plan Conditions-Issues Amended-1.20.25 no-maps](#)
[Map-16-Future-Land-Use Amended-1.20.25](#)
[CG Plan Maps](#)
[Summary of Amendments to Town of Cottage Grove Comprehensive Plan](#)

No action taken (see above)

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by DOOLAN, to adjourn the meeting at 7:41pm. The motion carried unanimously.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT