



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, July 22, 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 July 22, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Violante, Lane, 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

Zoning Administrator Roger Lane spoke on another email scam attempt with regards to zoning petitions.

[2025
RPT-219](#)

July 22nd ZLR Committee meeting registrants

Attachments: [July 22nd ZLR registrations](#)

C. Consideration of Minutes

[2025
MIN-180](#)

Minutes of the July 8, 2025 Zoning and Land Regulation Committee meeting

Attachments: [07-08-2025 ZLR Work Meeting Minutes](#)

A motion was made by BOLLIG, seconded by KRONING, that the July 8, 2025 meeting minutes be approved. The motion carried by the following vote: 5-0.

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

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

12175

PETITION: REZONE 12175
APPLICANT: JEFFREY AND KIM HART
LOCATION: 591 & 593 COUNTY HIGHWAY X, SECTION 20, TOWN OF ALBION
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: adjust the shared boundary between two existing residential lots

Attachments: [12175 Ord Amend](#)
[12175 Staff Report](#)
[12175 Town Action](#)
[12175 APP](#)
[12175 Map](#)

In support: Jeff Hart

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

12176

PETITION: REZONE 12176
APPLICANT: MICHAEL AND CHRISTINA RYAN
LOCATION: 124 MAIN STREET, SECTION 26, TOWN OF BLACK EARTH
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District and UTR Transportation and ROW District
REASON: shifting property line between adjacent landowners on properties in the village and town

Attachments: [12176 Ord Amend](#)
[12176 Staff Report](#)
[12176 Town Action](#)
[12176 APP](#)
[12176 Map](#)

In support: Christina Ryan

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. The UTR land shall be annexed to the Village of Black Earth, for rezoning and consolidation under the Village's jurisdiction.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12177

PETITION: REZONE 12177
APPLICANT: JOHN & NIKKI JONES
LOCATION: 4111 OBSERVATORY ROAD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [12177 Ord Amend](#)
[12177 Staff Report](#)
[12177 Town Action](#)
[12177 APP](#)
[12177 Map](#)

In support: Nikkole Jones, Jeff Hayes

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

- 1. A deed restriction shall be recorded on proposed Lot 1 that states:**
 - a. Further land division is prohibited. The housing density rights for the original Robert Kelter farm have been exhausted per the Town Comprehensive Plan density policies.**
 - b. The property is prohibited in being used for Recreational Racetracks or Domestic Pet Animal Boarding.**
- 2. A deed restriction shall be recorded on Lot 2 that states:**
 - a. Further land division is prohibited. The housing density rights for the original Robert Kelter and Campbell, E. Tr. farms have been exhausted per the Town Comprehensive Plan density policies.**

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

12178

PETITION: REZONE 12178
APPLICANT: ENRIQUE GONZALEZ LEON
LOCATION: 8062 DAIRY RIDGE ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12178 Ord Amend](#)
[12178 Staff Report](#)
[12178 Town Action](#)
[12178 APP](#)
[12178 Map](#)

In support: Enrique Gonzales

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

12179

PETITION: REZONE 12179
APPLICANT: JASON W JASKULA
LOCATION: 76 HILLSIDE ROAD, SECTION 36, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

Attachments: [12179 Ord Amend](#)
[12179 Staff Report](#)
[12179 Town Action](#)
[12179 Density Study](#)
[12179 APP](#)
[12179 Map](#)

In support: Dan Higgs

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 restriction shall be recorded on the FP-1 lot (proposed Lot 2) to prohibit any further development or land divisions.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12180

PETITION: REZONE 12180

APPLICANT: GERALD AND JUDITH KELLER

LOCATION: 1439 KELLER RD, SECTION 1, TOWN OF PERRY

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: separating existing residence from farmland and adjusting a shared lot boundary with neighbor

Attachments: [12180 Ord Amend](#)
[12180 Staff Report](#)
[12180 Town Action](#)
[12180 Density Study](#)
[12180 APP](#)
[12180 Map](#)

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 shared access easement shall be provided through proposed Lot 1 to serve the lot and the adjacent farm land.

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

12181

PETITION: REZONE 12181
APPLICANT: ROBERT E KLEBBA / DAVID WAUGH / BUZZING ACRES LLC
LOCATION: 8910 DOMINI ROAD, SECTION 33, TOWN OF CROSS PLAINS
CHANGE FROM: RR-4 Rural Residential District TO LC Limited Commercial District, FP-35
Farmland Preservation District TO LC Limited Commercial District, RR-4 Rural Residential
District TO FP-35 Farmland Preservation District
REASON: change zoning to allow for a commercial use - office

Attachments: [12181 Ord Amend](#)

[12181 Staff Report](#)

[12181 Town Action](#)

[12181 APP](#)

[12181 Map](#)

In support: Robert Klebba, Elizabeth Webb, Sam Webb, Soleil Bieneik, Maxwell
McCarty, Jeff Kraemer, Kate Kraemer

**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 deed restriction shall be recorded on the property that states:
 - a. Occasional retail sales of nursery stock that is grown on the property shall occur between the hours of 8am to 5pm daily.
 - b. Normal business hours shall occur between the hours of 7am to 7pm, weekdays.
 - c. The landowner shall be responsible for contracting with a waste disposal company for waste and recycling.
 - d. There shall be no more that 30 vehicles parked on the property.
 - e. Any new outside lighting shall be dark-sky compliant.
2. A deed notice shall be placed on the property that states:
 - a. One housing density right is remaining on the property pursuant to the Town of Cross Plains density policies found under the Town of Cross Plains Comprehensive Plan.

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

12182

PETITION: REZONE 12182
APPLICANT: ANDREW KIRCH & SHANNAN SHADE
LOCATION: WEST OF 5012 OAK PARK ROAD, SECTION 29, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot - transfer of development right

Attachments: [12182 Ord Amend](#)
[12182 Staff Report](#)
[12182 Town Action](#)
[12182 Density Study](#)
[12182 Kirch topo map](#)
[12182 APP](#)
[12182 Map](#)

In support: Andrew Kirch

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

1. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.
2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0812-261-9500-1).
3. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.
4. A conservation easement shall be recorded on tax parcel 0812-261-9500-1 stating the following:
 - a. Further residential/nonfarm development is prohibited on this FP-35 zoned land. The housing density rights for this portion of the original “FMS Farm” farm have been exhausted per the Town Comprehensive Plan density policies.
5. A deed restriction shall be recorded on Lot 1 limiting the keeping of livestock in accordance with the Town of Medina’s animal unit restrictions.

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

[12183](#)

PETITION: REZONE 12183
APPLICANT: KELLER LIVING TR, PHILIP A & HELEN
LOCATION: 5594 CHERRY LANE, SECTION 13, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12183 Ord Amend](#)
[12183 Staff Report](#)
[12183 Town Action](#)
[12183 Density Study](#)
[12183 APP](#)
[12183 Map](#)

In support: Sherrie Goller

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 deed restriction shall be recorded on Lot 1 limiting the keeping of livestock in accordance with the Town of Medina's animal unit restrictions.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12184](#)

PETITION: REZONE 12184
APPLICANT: BOLLIG TR, STEVE
LOCATION: 3122 COUNTY HIGHWAY P, SECTION 4, TOWN OF SPRINGDALE
CHANGE FROM: SFR-08 Single Family Residential District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12184 Ord Amend](#)
[12184 Staff Report](#)
[12184 Town Action](#)
[12184 APP](#)
[12184 Map](#)

In support: Steve Bollig

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

12185

PETITION: REZONE 12185
APPLICANT: DETTMANN VINEYARDS LLC
LOCATION: 4200 COUNTY HIGHWAY P, SECTION 15, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating a residential lot for an existing residence

Attachments: [12185 Staff Update](#)
[12185 Hwy Access Permit](#)
[12185 Town Action](#)
[12185 Staff Report](#)
[12185 Density Study](#)
[12185 APP](#)
[12185 Map](#)

In support: Ronald Klaas

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to the town action received late and pending County Highway approvals. The motion carried by the following vote: 5-0.

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

12186

PETITION: REZONE 12186
APPLICANT: TODD AND CYNTHIA LEECE
LOCATION: 9517 HOWERY RD, SECTION 24, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12186 Ord Amend](#)
[12186 Staff Report](#)
[12186 Town Action](#)
[12186 Density Study](#)
[12186 Overall Site Plan 06-03-2025](#)
[12186 App](#)
[12186 Map](#)

In support: Adam Watkins

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

- 1. A joint driveway easement shall be recorded with the Register of Deeds for the benefit of the new lot and the FP-35 land.**
- 2. A deed restriction shall be recorded on tax parcels 0706-241-8000-7 & 0706-241-9500-0 stating the following:**
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The density rights for this part of the original Charles T. and Ruth A. Hankel farm have been exhausted per the Town Comprehensive Plan density policies.**

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

02668

PETITION: CUP 02668
APPLICANT: TIM ANDREWS
LOCATION: 9751 WILKINSON ROAD, SECTION 1, TOWN OF MAZOMANIE
CUP DESCRIPTION: revise cup for outdoor storage within the LC zoning district

Attachments: [CUP 2668 Staff Report](#)
[CUP 2668 Town Action](#)
[Existing CUP #2327](#)
[CUP 2668 APP](#)
[CUP 2668 Map](#)
[CUP 2668 Public comment - Steffes support](#)
[CUP 2668 Public Comment - Schultz opposed](#)

In Support: Tim Andrews
Opposed: Anne Murray

A motion was made by BOLLIG, seconded by KRONING, that the Conditional Use Permit be postponed due to public opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02669

PETITION: CUP 02669
APPLICANT: KIMBERLY AND JARED BRUKSCH-MECK
LOCATION: 2224 COLLADAY POINT DR, SECTION 23, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2669 Staff Update](#)
[CUP 2669 Town Action](#)
[CUP 2669 Staff Report](#)
[CUP 2669 Public comment - Becker opposed](#)
[CUP 2669 Public comment - Corrigan](#)
[CUP 2669 Public comment - Gilles comments](#)
[CUP 2669 Public comment - Brown opposed](#)
[CUP 2669 APP](#)
[CUP 2669 Map](#)

In Support: Jared Bruksch-Meck
Opposed: George Corrigan, Verlin Brown, and Mary Brown

A motion was made by KRONING, seconded by BOLLIG, that the Conditional Use Permit be postponed due to public opposition. 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

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2025](#)
[RPT-207](#)

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: [July 22, 2025 ZLR Report](#)
[CUP 2582 response K&D Stone](#)
[June 24, 2025 ZLR Report](#)
[August 27, 2024 ZLR Report](#)
[December 17, 2024 ZLR Report](#)
[CUP 2582 final w appeal 3724](#)
[CUP 2582 Applicant's response to letter](#)
[Operations Plan](#)

A motion was made by KRONING, seconded by POSTLER, to schedule a Public Hearing on September 2, 2025 at 5:30 PM for discussion and possible revocation of CUP 2582 for Mineral Extraction uses located at 345 Center Road, Town of Rutland and operated by K & D Stone. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 7:22 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT