



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, November 25, 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 November 25, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

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

YGP member present: McManigal

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 by the public.

[2025](#)
[RPT-540](#)

November 25, 2025 ZLR Registrants

Attachments: [November 25th ZLR registrations](#)

C. Consideration of Minutes

[2025](#)
[MIN-423](#)

October 28, 2025 ZLR Committee Meeting Minutes

Attachments: [10-28-2025 ZLR Public Hearing Minutes](#)

A motion was made by KRONING, seconded by POSTLER, that the Minutes be approved. The motion carried by the following vote: 5-0.

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

[2025](#)
[MIN-424](#)

November 19, 2025 ZLR Committee Meeting Minutes

Attachments: [11-19-2025 ZLR Minutes \(Joint meeting with EANR on Res 205\)](#)

A motion was made by KRONING, seconded by POSTLER, that the 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

[12211](#)

PETITION: REZONE 12211

APPLICANT: LEVI AND LYDIA YODER

LOCATION: NORTH OF 5250 JOHN WILKINSON RD, SECTION 28, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District and
RM-8 Rural Mixed-Use District

REASON: creating two lots for residential and agricultural use, transferring one development right

Attachments: [12211 Staff Report](#)

[12211 Town Action](#)

[12211 Density Sending](#)

[12211 Density](#)

[12211 APP rev](#)

[12211 MAP](#)

[12211 Public Comment - Knifel et al opposed](#)

[12211 Public Comment - Flogel support](#)

[12211 Public Comment - Harris opposed](#)

In support: Levi Yoder, Thomas Flogel

In opposition: Kurtis Hahn, Chris Knipfel

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0.

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

12212

PETITION: REZONE 12212
APPLICANT: BDC ENTERPRISE LLC
LOCATION: 8765 MACK ROAD, SECTION 16, TOWN OF ROXBURY
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1
Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12212 Ord Amend](#)
[12212 Staff Report](#)
[12212 Town Action](#)
[12212 Density](#)
[12212 Revised CSM with septic](#)
[12212 APP](#)
[12212 MAP](#)

In support: Dave Schmitt
Opposed: none

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

- 1. Septic system must be shown on the final CSM and entirely within the
boundaries of the residential lot.**
- 2. Access shall be provided for the agricultural field, either through a field access
located on the FP-1 lot or through an access easement through the residential
lot.**
- 3. A deed restriction shall be recorded on the FP-1 parcel to prohibit further
residential development.**

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

[12213](#)

PETITION: REZONE 12213
APPLICANT: THOMAS AND RITA BRISKY
LOCATION: 6683 DUNLAP HOLLOW ROAD, SECTION 31, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland
Preservation District TO FP-1 Farmland Preservation District
REASON: reconfigure existing residential lot and create two agricultural lots

Attachments: [12213 Ord Amend](#)
[12213 Staff Report](#)
[12213 Town Action](#)
[12213 APP](#)
[12213 MAP](#)

In support: Tom Brisky
Opposed: none

**A motion was made by KRONING, seconded by POSTLER, 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

[12214](#)

PETITION: REZONE 12214
APPLICANT: LINUS AND CHERE HELLENBRAND
LOCATION: EAST OF 2497 COUNTY HIGHWAY J, SECTION 14, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential
District and SFR-2 Single Family Residential District
REASON: creating three residential lots

Attachments: [12214 Ord Amend](#)
[12214 Staff Report](#)
[12214 Town Action](#)
[12214 Density Study rev](#)
[12214 APP](#)
[12214 MAP](#)

In support: Carmen Amen, Ray Hellenbrand
Opposed: none

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

- 1. A shared driveway access agreement shall be recorded the meets the
provisions found under Dane County Land Division Ordinance Section 75.19(8).**
- 2. A deed restriction shall be recorded on the CSM lots that prohibits further land
divisions, per the Town of Springdale land use plan.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12216](#)

PETITION: REZONE 12216
APPLICANT: JAMES S GIBSON
LOCATION: EAST OF 123 DRAMMEN VALLEY RD, SECTION 31, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
RR-2 Rural Residential District TO FP-1 Farmland Preservation District
REASON: modify an existing residential lot

Attachments: [12216 Ord Amend](#)
[12216 Staff Report](#)
[12216 Town Action](#)
[12216 MAP rev](#)
[12216 PERRY rev](#)

In support: James Gibson
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12217](#)

PETITION: REZONE 12217 **WITHDRAWN BY APPLICANT--NULL AND VOID**
APPLICANT: ROBERT G FERWERDA REV LIVING TR (STEVE DAVIES)
LOCATION: 9800 COUNTY HIGHWAY A, SECTION 23, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: modify two existing residential lots

Attachments: [12217 APP](#)
[12217 MAP](#)

[12218](#)

PETITION: REZONE 12218
APPLICANT: TIMOTHY AND LINDA SWEENEY
LOCATION: 2746 PRAIRIE CIRCLE, SECTION 7, TOWN OF VERONA
CHANGE FROM: RR-8 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: modify two existing residential lots

Attachments: [12218 Ord Amend](#)
[12218 Staff Report](#)
[12218 Town Action](#)
[12218 APP](#)
[12218 MAP](#)

In support: Tim Sweeney
Opposed: none

A motion was made by KRONING, seconded by POSTLER, 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

[12219](#)

PETITION: REZONE 12219 **WITHDRAWN BY APPLICANT--NULL AND VOID**
APPLICANT: H STORAGE LLC
LOCATION: EAST OF 3136 COUNTY HIGHWAY N, SECTION 4, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RI Rural Industrial District
REASON: zoning to enable mineral extraction and outdoor equipment storage

Attachments: [12219 Town plan policies \(Ag Pres; Rural Mixed Use; Min Ext\)](#)
[12219 APP](#)
[12219 MAP](#)

[12220](#)

PETITION: REZONE 12220

APPLICANT: MOUNT VERNON HILLS II LLC

LOCATION: SOUTH OF 1638 STATE HIGHWAY 92, SECTION 34, TOWN OF SPRINGDALE

CHANGE FROM: AT-35 Agriculture Transition District TO NR-C Natural Resource Conservation
District

REASON: zoning for conservancy use to enable land sale

Attachments: [12220 Ord Amend](#)

[12220 Staff Report](#)

[12220 Town Action](#)

[12220 APP](#)

[12220 MAP](#)

In support: Michael LaBissoniere

Opposed: none

**A motion was made by KRONING, seconded by POSTLER, 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 lot to prohibit further land division
per the Town of Springdale Land Use Plan policies.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02684

PETITION: CUP 02684
APPLICANT: DENNIS KOPF
LOCATION: 2771 OLIA ROAD, SECTION 8, TOWN OF CHRISTIANA
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP #2684](#)
[CUP 2684 Staff Report](#)
[CUP 2684 Town Action](#)
[CUP 2684 Application Questions full text](#)
[CUP 2684 APP](#)
[CUP 2684 MAP](#)

In support: Dennis Kopf
Neither support or opposed: Cindy Brady
Opposed: none

A motion was made by KRONING, seconded by POSTLER, 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 (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.

Conditions specific to CUP # 2684:

13. The number of rental guests shall be limited to six (6) on site at a time.

14. Firearm use is prohibited on site, in association with the rental operation.

15. Dirt bike use is prohibited on site, in association with the rental operation.

16. No dogs shall be allowed outside the fenced area in the back yard, unless the animal is on a leash.

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

02685

PETITION: CUP 02685

APPLICANT: H STORAGE LLC (C/O DENNIS RICHARDSON)

LOCATION: EAST OF 3136 COUNTY HIGHWAY N, SECTION 4, TOWN OF PLEASANT SPRINGS

CUP DESCRIPTION: mineral extraction

Attachments: [CUP #2685](#)

[CUP 2685 Staff Report](#)

[CUP 2685 Town Action](#)

[CUP 2685 MAP](#)

[CUP 2685 PLEASANT SPRINGS Revisions](#)

In support: Dennis Richardson

Opposed: none

A motion was made by KRONING, seconded by POSTLER, 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) The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan, phasing plan, and following conditions.

2) 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.

3) 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.

4) 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.

5) 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.

6) All vehicles and equipment must access the site only at the approved location identified in the site plan and operations plan.

7) Off-street parking must be provided, consistent with s. 10.102(8).

8) 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.

9) 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.

10) The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.

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. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

13) Topsoil, or appropriate topsoil substitute as approved in a reclamation plan under Chapter 74, Dane County Code, from the area of operation shall be saved and stored on site for reclamation of the area. Topsoil or approved topsoil substitute must be returned to the top layer of fill resulting from reclamation.

14) The applicant shall submit an erosion control plan under Chapter 14, Dane County Code covering the entire CUP area for the duration of operations, and receive approval of an erosion control permit prior to commencing extraction operations.

15) The permit period shall be ten (10) years from effective date.

16) Reclamation shall meet all requirements of Chapter 74 of the Dane County Code of Ordinances. In addition, all reclamation plans must meet the following standards:

a) Final land uses after reclamation must be consistent with any applicable town comprehensive plan, the Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan.

b) Final slopes shall not be graded more than 3:1 except in a quarry operation.

c) The area shall be covered with topsoil and seeded to prevent erosion.

d) The area shall be cleared of all debris and left in a workmanlike condition subject to the approval of Dane County.

e) Highwalls shall be free from falling debris, be benched at the top, and certified by a civil engineer to be stable.

17) Solid waste dumping is prohibited.

18) The driveway accessing the subject site shall either be paved or covered with crushed asphalt for a minimum distance of 100 feet from the public right-of-way. The operator shall maintain the driveway in a dust free manner in accordance with local, state, and federal regulations, and shall clean any dust, debris or mud tracked onto public roads.

19) The access to the driveway shall have gates securely locked when the extraction site is not in operation. The site shall be signed "no trespassing."

20) All surface and subsurface operations shall be setback a minimum of 20' from property lines that do not abut a public right of way. Operations shall adhere to the conditional use permit boundary as shown on the operation plan.

21) Excavations below the grade abutting of North Star Rd. shall be setback 30 feet from the property line. Excavations below the grade abutting CTH N shall be setback 42 feet from the property line.

22) Subject to State Statute 66.0441(3)(c), hours of operation shall be 6:00 a.m. to 6:00 p.m., Monday through Saturday. There shall be no operations of any kind on

Sundays and holidays. Holidays are to include: New Year's Eve, New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day.

23) The operator shall use spray bars (water) in the crushing process to reduce dust when necessary. Use of spray bars is not required when the temperature is below freezing. The operator shall spray the site with water if and when needed to control dust.

24) There shall be a safety fence around the entire extraction area at all times. That safety fence shall be a minimum of 4 feet in height.

25) Any water pumped off-site shall be in accordance with Wisconsin DNR Stormwater Discharge requirements. There shall be no dewatering of groundwater from the site for operations below the water table.

26) The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed then current industry standards for noise abatement.

27) The operator shall meet DNR standards for particulate emissions as described in NR 415.075 and NR 415.076, Wisconsin Administrative Code.

28) Dane County and the Town shall be listed as additional named insureds on the operator's liability insurance policy, which shall be for a minimum of \$1,000,000 combined single limit coverage per occurrence. The operator shall furnish a copy of a Certificate of Insurance as evidence of coverage before operations commence. The liability insurance policy shall remain in effect until reclamation is complete.

29) Blasting:

a) No blasting shall occur on Sundays and holidays.

b) Notice shall be provided to nearby residents as described in SPS 307, Wisconsin Administrative Code.

c) All blasting on the site must conform to all requirements of SPS 307, Wisconsin Administrative Code, as amended from time to time, or its successor administrative code regulations.

d) Fly rock shall be contained within the permitted mineral extraction area.

30) Any fuel storage on-site shall comply with ATCP 93, Wisconsin Administrative Code, including provisions for secondary spill containment. All excavation equipment and vehicles shall be fueled, stored, serviced, and repaired on lands at least 3 feet above the highest water table elevation to prevent against groundwater contamination from leaks or spills.

31) In the event that operations destroy an existing Public Land Survey Monument, witness monuments must be established in safe locations and a RG Huston only. CUP #2685 is non-transferrable to a different operator.

32) This CUP is limited to RG Huston only. CUP #2685 is non-transferrable to a different operator.

33) Berms and landscaping shall be established and maintained.

34) Noise Limitation shall not exceed 75 decibels at a point 100 feet away from the property line. The decibel level shall be measured in DbA for average over a 15-minute period.

35) Back-up alarms - The on-site traffic flow shall be designated to establish minimal backing up of vehicular traffic during normal work operations Whenever possible, the operator shall utilize alternatives to standard backup beeps, for instance, those making a sweeping sound if approved by MSHA.

36) Engine breaking is prohibited for all vehicles either entering, leaving or driving onsite.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

[12208](#)

PETITION: REZONE 12208

APPLICANT: R G HUSTON COMPANY INC

LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF COTTAGE GROVE

CHANGE FROM: AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District

REASON: correct land division violation

Attachments: [12208 Ord Amend](#)

[12208 Staff Update](#)

[12208 Town Action](#)

[12208 APP](#)

[12208 MAP](#)

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

1. The owner shall either record a new deed that describes the entire Skaar Pit LLC property with a single legal description, OR a record a one-lot CSM to establish the subject property as a legal lot.
2. The owner shall record a deed restriction on the RM-16 zoned land prohibiting residential development.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12209

PETITION: REZONE 12209
APPLICANT: BILSE FAMILY LLC
LOCATION: SOUTH OF 2655 LUNDE LANE, SECTION 17, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District, and RM-16 Rural Mixed-Use District
REASON: creating 4 residential lots

Attachments: [12209 Ord Amend](#)
[12209 Staff Update](#)
[12209 Town Action rev](#)
[12209 Town Action](#)
[12209 Density Study](#)
[12209 Bilse Concept Plan Town-Approved 2004](#)
[12209 APP rev](#)
[12209 MAP](#)
[12209 Public comments - Wolf and Neighborhood Petition](#)
[12209 - Comments from Town Amy Jester](#)

A motion was made by KRONING, seconded by POSTLER, 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 CSM lots that states the following:
a. Further land divisions for development are prohibited. The housing density rights for the original Beth Elver and Alan Bilse farm have been exhausted per the Town Comprehensive Plan density policies.

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

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

2025
RPT-490

Update on the Zoning Map Review Project (2024-2025)

Attachments: [Memo to ZLR 11 25](#)

K. Other Business Authorized by Law

This matter was

L. Adjourn

A motion was made by KRONING, seconded by BOLLIG, to adjourn the meeting at 7:34 PM. The motion carried unanimously.