



# 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.*

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Tuesday, August 12, 2025

6:30 PM

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

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

#### A. Call to Order

Chair DOOLAN called the August 12, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Everson, Lane, Holloway, Violante

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

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

Joshua Cooper from the Town of Rutland spoke about the idea of having detached accessory dwelling units being a land use that would be permitted by right on residential lots. The Committee was interested in hearing more about the subject.

[2025  
RPT-282](#)

August 12th ZLR Committee meeting registrants

Attachments: [August 12th ZLR registrations](#)

#### C. Consideration of Minutes

[2025  
MIN-214](#)

Minutes of the July 22, 2025 Zoning and Land Regulation Committee meeting

Attachments: [07-22-2025 ZLR Public Hearing Minutes](#)

A motion was made by KRONING that the July 22, 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**

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

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

In support: Brett Stoffregan

**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

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 Update](#)  
[CUP 2665 Town Action](#)  
[CUP 2665 Staff Report](#)  
[CUP 2665 Site Plan rev 06-20-2025](#)  
[CUP 2665 Planting Plan 06-20-2025](#)  
[CUP 2665 APP](#)  
[CUP 2665 MAP](#)  
[CUP #2665](#)

In support: Peter Murphy

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 # 2665:

13. One Energy Development LLC agrees to reimburse Town of Cross Plains for any road damage to Pine Hill Road from construction associated with the Pine Hill Solar Project. One Energy Development LLC and Town of Cross Plains will mutually review Pine Hill Road and agree prior to construction on current status of the road. Post construction, Town of Cross Plains will solely obtain, with reasonable discretion, a quote to repair any road damage. One Energy Development LLC will provide, within 30 days of receiving the quote, a check in the amount of the quote.

14. Madison Gas and Electric, an assignee of the lease between One Energy Development LLC and Robert Brunner, property owner, has an obligation to pay for the cost of removing Pine Hill Solar project improvements at the end of the lease and fund the Town of Cross Plains costs of repairing any road damage associated with removal of solar project improvements.

15. One Energy Development LLC will install and maintain a healthy vegetative screen of native conifer and deciduous trees and shrubs in the northeast corner of the Pine Hill Solar Project. Such initial screening materials will be a minimum of five feet in height or up to eight feet in height if readily available and have a total of no less than 50 trees and shrubs.

16. The project's pollinator ground cover will be regularly maintained to reasonably minimize noxious weeds. If site is not maintained, Dane County and Town of Cross Plains may contract for maintenance of noxious weeds and Madison Gas and Electric and One Energy Development LLC will cooperate and reimburse the town/county maintenance contract costs.

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](#)

[CUP #2669](#)

In support: Kim and Jared Bruksch-Meck

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 # 2669 (town conditions):

13. The short-term rental period shall be between a minimum of 7 days to a maximum of 29 days.

14. The maximum number of allowable rental days within a 365-day period is 180-days. This 180-day period must run consecutively. The landowner must notify the Town of Dunn Clerk in writing when the first rental within a 365-day period begins.

15. There shall be no advertising that is inconsistent with Condition #1 and Condition #2. Advertisements must be consistent with Condition #1 and Condition #2 prior to the issuance of a Conditional Use Permit.

16. Operator shall not advertise for, nor accept reservations for, more than 10 guests over 11 years old and no more than 16 total guests.

17. Operator shall designate off-street parking spaces for renters on the property and limit the number of renter vehicles, trailers, and recreational items not to exceed the number of parking spaces the operator provides. Parking space limit shall appear in all advertising for the short-term rental. Roadside parking for guest or visitor vehicles or equipment is prohibited.

18. Any external lighting shall be restricted to safety lights at the entrance and exits of buildings. Lighting must be dark skies compliant and no light shall spill over neighboring property line.

19. Holder of the CUP is required to obtain all necessary local, county, state, and federal permits and licenses related to the transient and tourist lodging operation.

20. The applicant shall provide a 24-hour contact phone number to all neighboring properties within a 300-foot radius, to be used in the event of any issues or disturbances at the property.

21. The CUP will terminate if the property is sold.

22. Quiet hours for guests shall be between 9PM through 8AM, Monday through Sunday. During quiet hours, the peak noise level should not exceed 40 dB as measured at the property line. During all other hours, peak noise levels should not exceed 65 dB as measured at the property line.

23. Guests shall not be permitted to bring pets onto the premises, except in the case of service animals as required by law. Any pet waste from service animals should be promptly removed and placed in the trash.

24. Trash and recycling shall be placed at the roadside weekly on Wednesday nights. Carts shall be removed from the roadside within 48 hours after service pick up.

25. Guests shall not be permitted to use fireworks or firearms, or to ignite outdoor fires, except for gas-fueled fires contained within a designated fire pit.

26. Signage is limited to one (1) sign no larger than 1 square foot.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

**F. Plats and Certified Survey Maps**

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

[2025](#) Confirm ZLR Meeting Date for 2026 Budget Hearing  
[ACT-132](#)

**Attachments:** [2025 ZLR Calendar](#)  
[Email - Dane County 2025 Holidays Aug-Sept-Oct](#)

The committee decided to schedule budget meetings on October 10th and October 17th at 5:30 PM.

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

A motion was made by KRONING that the meeting be adjourned at 6:57 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT