



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 5, 2026

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 5, 2026 Zoning and Land REgulation Committee meeting to order at 6:30 PM.

Staff present: Violante, Everson, Holloway, Hilbert
(YGP Member McManigal absent)

Present 5 - MICHELE DOOLAN, JEFFREY KRONING, DAVID PETERSON, DON POSTLER,
and MICHELE RITT

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

No comments

[2026](#)
[RPT-068](#)

May 5, 2026 ZLR Registrants

Attachments: [May 5th ZLR registrations final](#)

C. Election of ZLR Committee Officers

1. Chair

POSTLER nominates DOOLAN as chair, KRONIG seconds. Motion approved unanimously.

2. Vice Chair

DOOLAN nominated KRONING as Vice Chair. The motion carried unanimously.

3. Secretary

KRONING nominated PETERSON as Secretary. The motion carried unanimously.

D. Consideration of Minutes

[2025](#) March 24, 2026 ZLR Committee meeting minutes
[MIN-662](#)

Attachments: [March 24th ZLR Committee Public Hearing Minutes](#)

A motion was made by KRONING, seconded by POSTLER, that the minutes be approved. The motion carried by the following vote: 4-0-1
PETERSON abstained.

Ayes: 4 - DOOLAN, KRONING, POSTLER and RITT

Abstain: 1 - PETERSON

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

[12254](#) PETITION: REZONE 12254
APPLICANT: CRAZY ACRES INC
LOCATION: WEST 282 STATE HIGHWAY 106, SECTION 23, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12254 Ord Amend](#)
[12254 Staff Report Update](#)
[12254 Staff Report](#)
[12254 Town confirmation email](#)
[12254 Town Action](#)
[12254 Density Study](#)
[12254 ALBION rev](#)
[12254 APP](#)
[12254 MAP](#)

In support: Dan Higgs

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed to allow the applicant additional time to re-design the lot to include the driveway access. The motion carried by the following vote: 5-0.

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

[12255](#)

PETITION: REZONE 12255
APPLICANT: SCOTT TEMPLETON
LOCATION: 930 HILLCREST LANE, SECTION 16, TOWN OF OREGON
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: divide existing residential lot into two lots

Attachments: [12255 Ord Amend](#)
[12255 Staff Report](#)
[12255 Town Action](#)
[12255 APP](#)
[12255 MAP](#)
[REZONE PETITION 12255 SIGNED COPY](#)

In support: Scott Templeton
Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12256](#)

PETITION: REZONE 12256
APPLICANT: AMBLE LAND LLC
LOCATION: 5900 COUNTY HIGHWAY D, SECTION 5, TOWN OF OREGON
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District
REASON: zoning change to enable building reconstruction for existing business

Attachments: [12256 Ord Amend](#)
[12256 Staff Report Update](#)
[12256 Town Action revised](#)
[12256 Staff Report](#)
[12256 Town Action](#)
[12256 Deed Restriction Doc 5612599](#)
[12256 APP](#)
[12256 MAP](#)
[12256 Public comment - Hook opposed](#)
[12256 Public comment - Rezac opposed](#)

In support: Kevin Grinvalsky
Opposed: none (written comments received)

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed due to opposition and to allow for additional time to clarify the conditions recommended by the town. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12257

PETITION: REZONE 12257 -- WITHDRAWN BY APPLICANT - NULL AND VOID
APPLICANT: JACOBS TR, MARGARET J
LOCATION: 2000 RANGE TRAIL, SECTION 26, TOWN OF VERONA
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District
REASON: divide existing lot to create one new residential lot

Attachments: [12257 Staff Report](#)
[12257 JPC action](#)
[12257 Town Action](#)
[12257 DR Doc 3617708](#)
[12257 APP](#)
[12257 MAP](#)

No action taken because applicants withdrew the petition prior to the public hearing.

12258

PETITION: REZONE 12258
APPLICANT: DALE G & DIANE M HELT REV TR
LOCATION: 6926 LAVINA RD, SECTION 27, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District
REASON: separating existing farmstead from the farm land for continued dairy use

Attachments: [12258 Ord Amend](#)
[12258 Staff Report](#)
[12258 Town Action](#)
[12258 Density](#)
[12258 APP](#)
[12258 MAP](#)
[REZONE PETITION 12258 SIGNED COPY](#)

In support: Dale and Diane Helt
Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval. The motion carried by the following vote:
4-0-1
POSTLER abstained**

1. Applicants shall have a nutrient management plan on file with LWRD for any livestock use over one animal unit per acre.

Ayes: 4 - DOOLAN, KRONING, PETERSON and RITT

Abstain: 1 - POSTLER

12259

PETITION: REZONE 12259
APPLICANT: WENDY TURNER AND YATHIN SHIVANAPPA KRISHNAPPA
LOCATION: 7800 W. OLD SAUK RD, SECTION 18, TOWN OF MIDDLETON
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2 Rural Residential District
REASON: zoning to allow livestock use (up to one animal unit per acre)

Attachments: [12259 Ord Amend](#)
[12259 Staff Report](#)
[12259 Town Action](#)
[12259 APP](#)
[12259 MAP](#)
[REZONE PETITION 12259 SIGNED COPY](#)

In support: Yathin Krishnappa
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 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12260

PETITION: REZONE 12260
APPLICANT: PREMIER COOPERATIVE (C/O MATT SEVERSON)
LOCATION: 10216 US HWY 14, SECTION 15, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District
REASON: zoning to expand existing co-op facility

Attachments: [12260 Ord Amend](#)
[12260 Staff Report](#)
[12260 Town Action](#)
[12260 Ch 10 Zoning Ord - Screening](#)
[12260 Current Deed Restriction Doc 4248012](#)
[12260 Updated Site and Lighting Plans 2026-03-02](#)
[12260 APP](#)
[12260 MAP](#)
[REZONE PETITION 12260 SIGNED COPY](#)

**A motion was made by KRONING, seconded by DOOLAN, to waive the visual
screening requirements in DCCO s. 10.102(12), finding that there will be no
significant visual impact, or no negative impact on neighborhood or rural
character from the proposed use, subject to town board approval of the waiver.**

The motion carried by the following vote: 5-0

In support: Arlen Ostreng, Matt Severson
Opposed: none

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

10.102(12)(b)3. Requires approval from both the zoning committee and the town board for the waiver of visual screening. The applicant must provide documentation of Town Board approval in order to waive visual screening requirements.

Conditions:

1. The lot boundary shall be adjusted to meet the highway ROW line, or (if that is not feasible for the owners) expand the gap area to provide at least 66 feet between the ROW line and the proposed lot.
2. The site shall be developed in accordance with the site plan approved as part of rezone petition #12260.
3. Landscape screening shall be required per DCCO s. 10.102(12) for the portion of the lot being expanded, specifically the western lot line along Highway 14. Such screening shall be shown on site plans submitted for the issuance of Zoning Permits.
4. Site lighting shall be installed according to the Edge Consulting Engineers lighting plan dated 3/2/2026, subject to adjustments if required by the Wisconsin DOT for the safety of the travelling public on Highway 14.
5. Refuse dumpsters shall be placed on the east side of the new office building on a concrete pad and away from public view, as proposed.
6. Applicants shall record a termination of restrictions to nullify the restrictions in recorded Register of Deeds document #4248012.
7. A deed restriction shall be recorded on the property (new CSM lot) that states the following:
 - a. Land uses on the property shall be limited exclusively to the following:
 - i. Agriculture and accessory uses (livestock not permitted) specifically: grain, agricultural, and agronomy product storage, sales, processing and related uses, including parking and storage of vehicles associated with the grain facility, and sales and storage of landscape materials, and bulk propane.
 - b. The installation of off-premise advertising signs (billboards) is prohibited on the property.

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

12261

PETITION: REZONE 12261
APPLICANT: JOSHUA AND REBECCA EASTMEAD
LOCATION: 6140 PORTAGE RD, SECTION 3, TOWN OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District
REASON: divide existing residential lot to create one new lot

Attachments: [12261 Ord Amend - DENIAL](#)

[12261 Staff Report](#)

[12261 Town Action](#)

[12261 Chapter 75 DCCO Lot requirements](#)

[12261 Current CSM 04576](#)

[12261 APP](#)

[12261 MAP](#)

Motion by PETERSON, seconded by KRONING, to suspend the rules to take up agenda item 2026 LD-002 prior to this rezone petition. Motion passed unanimously.

2026 LD-002

Certified Survey Map - Eastmead
Town of Burke
Land Division Waiver - Ch. 75.19(6)(b) road frontage

Attachments: [Waiver Report](#)

[Preliminary CSM 2-19-26](#)

[Eastmead Land Div Variance](#)

[Shared Access Easement ordinance language](#)

In support: none

Neither support nor oppose: Frances Hoffman

A motion was made by POSTLER, seconded by KRONING, that the Land Division waiver be denied due to the fact that the proposal could be amended to include the adjacent lot with a shared access easement that meets the requirements of Ch. 75.19(8), and opposition from the neighboring landowners. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12261

PETITION: REZONE 12261
APPLICANT: JOSHUA AND REBECCA EASTMEAD
LOCATION: 6140 PORTAGE RD, SECTION 3, TOWN OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District
REASON: divide existing residential lot to create one new lot

Attachments: [12261 Ord Amend - DENIAL](#)

[12261 Staff Report](#)

[12261 Town Action](#)

[12261 Chapter 75 DCCO Lot requirements](#)

[12261 Current CSM 04576](#)

[12261 APP](#)

[12261 MAP](#)

In support: none

Opposed: none

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

Reasons for denial:

- 1. The petition would have required a waiver to DCCO s. 75.19(6)(b) road frontage requirements, and ZLR denied the waiver (2026 LD-002).**
- 2. Based on testimony at the public hearing, the neighboring land owners do not agree to having a shared access easement on their property, and the easement was proposed with rezone petition #12260.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12263

PETITION: REZONE 12263
APPLICANT: R & J ACRES LLC (BILL SCHMID)
LOCATION: 2109 SCHMID LN, SECTION 30, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RR-16 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12263 Ord Amend](#)

[12263 Staff Report](#)

[12263 Town Action](#)

[12263 APP](#)

[12263 MAP](#)

In support: Paul Spetz

Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12264](#)

PETITION: REZONE 12264 - NULL AND VOID (WITHDRAWN BY APPLICANT)
APPLICANT: DAWN M SCHROEDER
LOCATION: 4923 MEEK RD, SECTION 1, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12264 APP](#)
[12264 MAP](#)

Petition was withdrawn by applicant prior to the public hearing, no action taken.

[12265](#)

PETITION: REZONE 12265
APPLICANT: TOWN OF PRIMROSE (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: MULTIPLE (SEE LIST), SECTION 1, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: town blanket rezone to correct zoning map discrepancies

Attachments: [12265 Ord Amend](#)
[12265 Staff Report](#)
[12265 APP](#)
[12265 MAP](#)
[REZONE PETITION 12265 SIGNED COPY](#)

In support: none
Opposed: none

**A motion was made by PETERSON, seconded by KRONING, that the Zoning
Petition be recommended for approval, based on a list of 13 tax parcels as
amended in coordination with the Town. The motion carried by the following
vote: 5-0.**

Final parcel list:
0507-011-8001-0
0507-032-0250-6
0507-042-8500-5
0507-044-9021-0
0507-081-8302-0
0507-081-9600-5
0507-084-0012-0
0507-141-8050-0
0507-221-9015-0
0507-231-9550-4
0507-282-9210-4
0507-324-9183-0
0507-364-9501-3

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2699](#)

PETITION: CUP 02699

APPLICANT: SN WINDY ACRES LLC (SCOTT NIEBUHR)

LOCATION: 3158 & 3160 CTH J, SECTION 1, TOWN OF SPRINGDALE

CUP DESCRIPTION: transient or tourist lodging (short-term rental - renewing existing permit)

Attachments: [CUP #2699](#)

[CUP 2699 Staff Report](#)

[CUP 2699 Town Action](#)

[CUP 2699 APP](#)

[CUP 2699 MAP](#)

In support: none

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, operation plan and phasing plan.
2. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet current requirements of applicable sections of 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 county 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 county 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 approved locations identified in the site plan and operations plan.
7. Off-street parking and circulation must be provided, consistent with s. 10.102(8) of County Ordinances.
8. If 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 County Zoning Administrator or designee may enter the premises of operation in order to inspect those premises and to ascertain compliance with these conditions or 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 county zoning administrator, a placard with the approval of the 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 reasonable opportunity to correct any violations prior to revocation.

13. If any use allowed by an approved conditional use permit is not commenced within one year of issuance of the permit or is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.

Conditions Specific to CUP 2699

14. Landowner will apply for, obtain and maintain an appropriate transient or tourist lodging rental license from Madison/Dane County Department of Public Health. Such license shall be obtained within 30 days of the effective date of this CUP.

15. Only one side of the duplex shall be rented as transient or tourist lodging. The northern-most unit shall be rented for transient or tourist lodging. The southern-most unit of the duplex may be rented as long-term rental.

16. No more than three bedrooms shall be rented for transient or tourist lodging.

17. No more than 12 people, including both transient guests and permanent residents, shall be on the premises at any one time. The transient or tourist lodging shall have a maximum of 8 people on the premises at any time.

18. No more than 6 vehicles shall be on the premises at any one time. All vehicles must be parked on paved driveway surfaces or inside the existing garage, with adequate access for emergency vehicles.

19. Quiet hours shall be observed between 10 p.m. and 9 a.m. on weekdays, and between 12 a.m. and 9 a.m. on weekends.

20. Peak noise levels shall not exceed 40 decibels [dB(a) scale], as measured at the property line, during quiet hours.

21. Peak noise levels shall not exceed 65 decibels [dB(a) scale], as measured at the property line, during hours other than quiet hours.

22. No more than two dogs, (including those belonging to permanent residents) may be on the premises at any one time. All dogs brought by guests must either be leashed or contained within adequate fenced areas while outside. Dogs must be kept indoors during quiet hours.

23. Landowner will maintain existing trees and other vegetation along the northern, western and southern property lines, or replace such vegetation with landscaping that provides a similar level of visual screening.

24. Any new outdoor lighting shall be downward-directed, designed to minimize ambient spill and shall comply with all applicable requirements of the Town of Springdale Dark Skies Ordinance.

25. The transient or tourist lodging operation shall automatically expire on the sale of the property or the business to an unrelated third party.

26. The operation of all-terrain vehicles, ATVs, and snowmobiles by occupants of the transient or tourist lodging operation shall be prohibited on the property.

- 27. Signage is prohibited.
- 28. Outdoor music and speakers for the amplification of sound or music outdoors are prohibited.
- 29. Commercial activities and business activities, other than transient or tourist lodging and duplex rental, are prohibited.
- 30. All advertising for transient or tourist lodging must conform to the terms of this CUP.
- 31. Additional people beyond the number of allowed transient or tourist guests are prohibited on premises.

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

2700

PETITION: CUP 02700
APPLICANT: ALLAN G & LORA S BREUNIG REV LIVING TR
LOCATION: NORTH OF 8099 LUETH RD, SECTION 13, TOWN OF ROXBURY
CUP DESCRIPTION: farm residence

Attachments: [CUP #2700](#)

[CUP 2700 Staff Report](#)

[CUP 2700 Town Action](#)

[CUP 2700 Density](#)

[CUP 2700 APP](#)

[CUP 2700 MAP](#)

In support: Tessa Breunig, Dexter Breunig, Lori Breunig, Al Breunig
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 (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 this CUP:

13. Any approved conditional use permit for a farm residence shall expire on the sale of the property to an unrelated third party. Continued use of a farm residence after sale to an unrelated third party shall require approval of a new conditional use permit.

14. The Zoning Committee may revoke any Conditional Use Permit it finds in violation of this section. Continued use of residence with a revoked conditional use permit shall require approval of a rezone petition to a zoning district that allows nonfarm residential use.

15. The farm residence permitted with this CUP is using one housing density right from the Allan V. Breunig farm.

16. The Zoning Committee shall require the recording of a notice document with the Register of Deeds on the subject property notifying current and future owners of the provisions of conditions #13, 14, and 15 above.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2701

PETITION: CUP 02701

APPLICANT: KEVIN AND GLORIA BILLINGS

LOCATION: 3364 SWINBURNE DR, SECTION 35, TOWN OF BLOOMING GROVE

CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP #2701](#)

[CUP 2701 Staff Report Update](#)

[CUP 2701 Staff Report](#)

[CUP 2701 Town Action](#)

[CUP 2701 Public Health comments](#)

[CUP 2701 APP](#)

[CUP 2701 MAP](#)

In support: Kevin Billings

Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Conditional Use Permit be postponed to allow for additional information to be obtained by the Public Health department. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

12140

PETITION: REZONE 12140
APPLICANT: MICHAEL AND NANCY BARTH
LOCATION: 3140 STH 73, SECTION 3, TOWN OF CHRISTIANA
CHANGE FROM: RM-16 Rural Mixed-Use District TO HC Heavy Commercial District
REASON: zoning to allow for a landscaping contractor business

Attachments: [12140 Ord Amend](#)
[12140 Staff Report Update](#)
[12140 Staff Report](#)
[12140 Town Action](#)
[12140 Suggested Deed Restrictions rev](#)
[12140 SCL Site Plan Set Revised 03-20-26](#)
[12140 SCL Lighting Plan Revised 03-19-26](#)
[12140 Soil Suitability Report](#)
[12140 Status of approval](#)
[12140 Hydrology Memo 04-07-2025](#)
[12140 Exhibit for ZLR 02-25-2025](#)
[12140 DOT Access Permit](#)
[12140 LWRD Prelim Review Ltr 2025-02-24](#)
[12140 Photometric Lighting Plan 02-24-2025](#)
[12140 Site Plan](#)
[12140 APP](#)
[12140 MAP](#)
[REZONE PETITION 12140 SIGNED COPY](#)

A motion was made by POSTLER, seconded by KRONIG to suspend the rules to take action on the rezone petition since it has been more than one year since the public hearing. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

In support: Kayla and Tyler Papenfuss

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

A deed restriction shall be recorded on the property that states the following:

- a. The property shall be limited to the following land uses: Contractor, landscaping or building trade operations. Indoor storage and repair. Light industrial. Office uses. Outdoor sales or display. Outdoor storage. Indoor sales (related to contractor/landscaping/building trade operation).
- b. Commercial development of the property shall be limited to a 7-acre area as depicted on the attached site plan dated 03-20-2026. Future development of the site shall be subject to an amendment to this restriction. Stormwater management features are not limited by this restriction.
- c. Outdoor storage areas and outdoor display areas shall be limited to the areas as depicted on the attached site plan.
- d. Signs shall be limited to the wall signs as depicted on the elevation drawings, one monument sign along Highway 73, and one pylon sign along Highway 12&18. Off-premise advertising signs (billboards) are prohibited.
- e. Outdoor lighting shall be limited to the designed submitted as part of the approval of Dane County Rezoning Petition #12140.
- f. Screening and landscaping shall be installed and maintained per the design as part of the approval of Dane County Rezoning Petition #12140.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12244

PETITION: REZONE 12244

APPLICANT: DAVE AND JULIE WOOD

LOCATION: 3200 LARSEN DRIVE, SECTION 31, TOWN OF BLOOMING GROVE

CHANGE: Removing 0.17 acres from wetland status to non-wetland status

REASON: rezoning a portion of land from wetland status to non-wetland status pursuant to Dane County code of ordinance section 11.10.

Attachments: [12244 Ord Amend](#)

[12244 Staff Report Update](#)

[12244 Staff Report](#)

[12244 Current CSM 15285](#)

[12244 APP](#)

[12244 MAP](#)

[12244 Public Comment - Holten support](#)

[12244 Public comment - Gorske](#)

[12244 Applicant response to public hearing](#)

[12244 Wetland Management Plan](#)

[REZONE PETITION 12244 SIGNED COPY](#)

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

1. Deed restrict the remaining wetland area on the property to prohibit any future development and limit disturbance beyond the proposed driveway footprint.
2. The applicant implements the recommendations of the wetland management plan for 5 sequential years.
3. At the end of 5 years of sequential management a report by an ecological professional is filed in the office of the Zoning Administrator, comparing the initial wetland investigation and the results after 5 years of restoration.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

02690

PETITION: CUP 02690

APPLICANT: DAVID AND PATRICIA JUDD

LOCATION: 6412 COUNTY HWY A, SECTION 13, TOWN OF MONTROSE

CUP DESCRIPTION: secondary farm residences to house employees of the farm operation / horse boarding facility

Attachments: [CUP #2690](#)

[CUP 2690 Staff Report Update](#)

[CUP 2690 Staff Report](#)

[CUP 2690 Town Action](#)

[CUP 2690 Building Inspector report](#)

[CUP 2690 Water meter picture](#)

[CUP 2690 Sanitarian POWTS review](#)

[CUP 2690 APP](#)

[CUP 2690 MAP](#)

In support: Dave Judd, Melissa Huggins

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 (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.

Unique Conditions for this CUP:

13. This conditional use permit for Green Meadows Stables shall expire upon the sale of the property to an unrelated third party or new owners, discontinuation of the horse boarding facility, or the operation undergoes a name change. Continued use of a farm residence after sale to an unrelated third party shall require approval of a new conditional use permit. Upon expiration, the living quarters (bathroom, kitchen, water lines, and drain waste vent/DWV) shall be removed from the building.

14. The Zoning Committee may revoke any Conditional Use Permit it finds in violation of this section. Continued use of residence with a revoked conditional use permit shall require approval of a rezone petition to a zoning district that allows nonfarm residential use.

15. The Zoning Committee shall require the recording of a deed notice document with the Register of Deeds on the subject property notifying current and future owners of the provisions of conditions #13 and #14 above.

16. The dwelling units approved as part of this CUP shall be brought into compliance with applicable residential building code and sanitary code within one year (May 5, 2027). Failure to demonstrate such code compliance will result in this CUP being rendered null and void, and the removal of the dwelling units will be required.

17. Under this CUP, occupancy of the two farm residences is limited to the following:

- a. A person who is both the owner and farm operator of the farm.
- b. A parent or child of the owner and farm operator of the farm.
- c. An individual who earns more than 50 percent of his or her gross income from the farm.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2698](#)

PETITION: CUP 02698
APPLICANT: PATRICK LARKIN
LOCATION: 91 FOREST AVE., SECTION 36, TOWN OF ALBION
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP #2698](#)

[CUP 2698 Staff Report Update](#)

[CUP 2698 Staff Report](#)

[CUP 2698 Town Action](#)

[CUP 2698 APP](#)

[CUP 2698 MAP](#)

[CUP 2698 Public comment - Rossman opposed](#)

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 this CUP:

13. The applicant shall comply with all licensing and permitting requirements for short-term rentals.

14. Landowner will apply for, obtain and maintain an appropriate transient or tourist lodging rental license from Madison/Dane County Department of Public Health.

15. The rental shall be limited to 8 overnight guests.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

G. Plats and Certified Survey Maps

[2026 LD-002](#) Certified Survey Map - Eastmead
Town of Burke
Land Division Waiver - Ch. 75.19(6)(b) road frontage

Attachments: [Waiver Report](#)
[Preliminary CSM 2-19-26](#)
[Eastmead Land Div Variance](#)
[Shared Access Easement ordinance language](#)

(No vote, ZLR took action previously see above)

[2025 LD-016](#) Certified Survey Map - Schafer
Town of Mazomanie
Staff recommends conditional approval

Attachments: [ZLR Report](#)
[CSMSchaferMazomanieSection16](#)
[CSM Referral sheet](#)
[26-07 Schafer](#)
[Proposed CSM](#)

In support: Dennis Schafer

A motion was made by PETERSON, seconded by POSTLER, that the proposed 1-Lot Certified Survey Map be approved with conditions. The motion carried by the following vote: 5-0.

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
 - See attached memo from Curt Kodl, Senior Planner dated March 23, 2026.
3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
4. All owners of record are to be included in the owner's certificate. Spouse's signature, middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - DENNIS L SCHAFFER & KLOVER J SCHAFFER
5. The required approval certificates are to be executed.
 - Town of Mazomanie
 - Village of Mazomanie
 - Dane County
6. Comments from the County Highway department are to be recognized:
 - CTH KP is not a controlled access highway.
 - No access to be designated (visually shown) across the frontage of CTH KP.
 - Right of Way along Lot 1 to be dedicated for highway use a minimum 40 feet from centerline of CTH KP.
7. Comments with regards to the technical review of the survey map are to be satisfied:
 - Add dedication language to the Owner's Certificate to facilitate the road dedication. 236.34(1m)(e)
 - Add language to the Town approval certificate that accepts the additional lands for dedication purposes.
 - The cul-de-sac right-of-way is to be dimensioned. Also, dimension the radius.
 - Label the lot area excluding the right-of-way portion of the lot. 236.20(2)(j). The net acreage between the two versions of the map state 2.58 acres.
 - With the requested dedication of additional lands, please be sure to update the boundary description and ensure closure is less than 0.01 feet. 236.34(1m)(d)(2)

8. Informational comments with regards to the lot in proximity to the shoreland zoning district:

- The proposed lot satisfies the minimum lot width and area for a shoreland lot.
- Portions of the lot fall within the primary shoreland zone as they are within 300 feet of Lake Marion.
- Development within 300 feet of the lake will require a shoreland zoning permit.
- The primary shoreland portion of the lot will be regulated for impervious surfaces.
- If impervious surfaces within the primary shoreland zone exceed 15%, shoreland mitigation will be required.

9. The recordable document is to be submitted for review and approval.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2026 LD-001](#) Certified Survey Map - Sirianni
Town of Cross Plains
Land Division Waiver - Ch. 75.19(6)(b) road frontage

Attachments: [Waiver Report](#)
[Sirianni CSM\(4-15-2026\)](#)
[Dane County Variance application](#)
[CSM 4016](#)

A motion was made by PETERSON, seconded by POSTLER, that the Land Division waiver be approved. The motion carried by the following vote: 5-0.

Finding of fact: No new lots are being created and the lots are existing. The lots have access via a shared 66-foot access easement.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

H. Resolutions

I. Ordinance Amendment

J. Items Requiring Committee Action

[2026](#) Fund Transfer Request-Reg of Deeds-Laredo Rev and Exp.
[FTR-001](#)

Attachments: [2026 FTR-001](#)

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

K. Reports to Committee

[2025](#)
[RPT-831](#)

Zoning Map Project and Other Department Updates

Attachments: [Memo to ZLR 03 26 Zoning Map Updates](#)

Staff provided the committee with the status of town-by-town zoning map updates to correct discrepancies as they are found.

L. Other Business Authorized by Law

Staff invited feedback from the committee on how ZLR business has been handled, any changes desired, or presentations on specific topics in the future. ZLR members suggested some future agenda items.

M. Adjourn

A motion was made by PETERSON, seconded by POSTLER, to adjourn the meeting at 8:54 PM. The motion carried unanimously.