



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, August 26, 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 August 26, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM

Staff present: Everson, Lane, 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 commented on ADU's

[2025](#)
[RPT-311](#)

August 26th ZLR Committee meeting registrants

Attachments: [Aug 26th ZLR registrants](#)

C. Consideration of Minutes

[2025](#)
[MIN-243](#)

Minutes of the August 12, 2025 Zoning and Land Regulation Committee meeting

Attachments: [08-12-2025 ZLR Work Meeting Minutes](#)

A motion was made by BOLLIG, seconded by KRONING that the August 12, 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

12187

PETITION: REZONE 12187
APPLICANT: CREEK RIDGE FARM LLC
LOCATION: 4543 SCHNEIDER DRIVE, SECTION 30, TOWN OF DUNN
CHANGE FROM: RR-16 Rural Residential District TO RR-16 Rural Residential District
REASON: amending a zoning-related deed restriction to relocate a future home site

Attachments: [12187 Ord Amend](#)
[12187 Staff Report](#)
[12187 Town Action](#)
[12187 Revised Building Envelope](#)
[12187 APP](#)
[12187 Map](#)

In support: Robert Fredrickson

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 new deed restriction shall be recorded to limit the permitted single-family residence and residential accessory structures to the 1.98-acre building envelope denoted on an updated survey, which shall be attached as an exhibit to the deed restriction. Agricultural buildings may be located outside the building envelope.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12188

PETITION: REZONE 12188
APPLICANT: JAMES LORD
LOCATION: WEST OF 7570 MUSSEN ROAD, SECTION 11, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12188 Ord Amend](#)
[12188 Staff Report](#)
[12188 Town Action](#)
[12188 Density](#)
[12188 APP](#)
[12188 Map](#)

In support: James Lord

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

[12189](#)

PETITION: REZONE 12189
APPLICANT: M&G STADE JT REV TR
LOCATION: 779 COUNTY HWY V, SECTION 10, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12189 Ord Amend](#)

[12189 Staff Report](#)

[12189 Town Action](#)

[12189 Density](#)

[12189 APP](#)

[12189 Map](#)

In support: Mike Stade

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. An agricultural access easement shall be provided through the residential lot, or a separate agricultural access permit shall be obtained from Dane County Highway Department for field access.

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

12190

PETITION: REZONE 12190
APPLICANT: MUDDY BEAVER ENTERPRISES LLC
LOCATION: 7188 STATE HIGHWAY 89, SECTION 13, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12190 Ord Amend](#)
[12190 Staff Report](#)
[12190 Town Action](#)
[12190 Density](#)
[12190 Revised draft CSM](#)
[12190 APP rev](#)
[12190 MAP](#)

In support: Paula Gross

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. This rezone petition shall become effective only upon the Town Board approval to vacate the Raith Lane road right-of-way.**
- 2. The septic system shall be located entirely within the new lot, and its location shall be shown on the Certified Survey Map.**
- 3. An agricultural access easement shall be provided through the residential lot, or a separate agricultural access permit shall be obtained for field access.**
- 4. A deed restriction shall be recorded on tax parcels 0912-134-8600-4, 0912-133-8000-1, 0912-131-9100-0, and 0912-133-9500-4 stating the following:**
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Betty & Fred Woldt farm have been exhausted per the Town Comprehensive Plan density policies.**

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

12191

PETITION: REZONE 12191
APPLICANT: TERRY MCCAUGHEY - AGENT, JIM LOWREY
LOCATION: 4489 STATE HIGHWAY 73, SECTION 9, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District and the RR-1 Rural Residential District
TO RR-16 Rural Residential District
REASON: adding 19 acres to an existing residential lot

Attachments: [12191 Ord Amend](#)
[12191 Staff Report](#)
[12191 Town Action](#)
[12191 APP](#)
[12191 Map](#)

In support: Jim Lowrey

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 new CSM lot stating the following:**
a. Further land division is prohibited.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02670

PETITION: CUP 02670
APPLICANT: GEORGE TIMBERLAKE
LOCATION: 6712 RED STONE LANE, SECTION 35, TOWN OF VERONA
CUP DESCRIPTION: limited family business - jewelry manufacturing

Attachments: [CUP #2670](#)
[CUP 2670 Staff Report](#)
[CUP 2670 Town Action](#)
[CUP 2670 APP](#)
[CUP 2670 Map](#)

In support: George Timberlake, Christopher Timberlake

A motion was made by KRONING, seconded by BOLLIG, 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 CUP # 2670:

13. The sanitary for the bathroom in the accessory building must connect to sanitary system. Sanitary fixtures must be removed when the limited family business ceases to operate or the CUP terminates.

14. Human habitation is not allowed in the accessory building.

15. The conditional use shall automatically expire upon sale of the property or business to an unrelated third party.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02671

PETITION: CUP 02671
APPLICANT: AUDREY C RODGERS (JOSEPH MAHSEM)
LOCATION: 3813 HALVERSON ROAD, SECTION 34, TOWN OF DUNN
CUP DESCRIPTION: limited family business - concrete contractor

Attachments: [CUP #2671](#)

[CUP 2671 Staff Report](#)

[CUP 2671 Town Action](#)

[CUP 2671 DUNN rev 2](#)

[CUP 2671 Map](#)

In support: Joseph Mahsem

A motion was made by BOLLIG, seconded by KRONING, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0.

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting

inspections or investigations will comply with any applicable workplace safety rules or standards for the site.

11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to CUP # 2671:

13. Hours of business operation shall be limited to 7:00 am to 5:00 pm, Monday through Friday.

14. No employees may perform regular work on the property. The number of employees shall be limited to no more than two (2) part-time employees or one (1) full-time employee. Occasional visits by employees are permitted provided that such visits are infrequent and of short duration.

15. No new exterior lighting for the business may be placed on the existing outbuilding or elsewhere on the property, except for up to two downward-facing, shielded lights may be installed at the entrance and exit of the proposed new outbuilding. Any existing lights on the building are allowed as long as they do not shine directly on neighboring residences and are downward facing.

16. In addition to the standard residential service provided by the Town's contracted trash and recycling vendor, trash and recycling collection for the business shall be limited to one 3-yard dumpster.

17. All business-related vehicles, equipment, and materials must be stored indoors within the existing outbuilding shown in the two-acre CUP area, and/or within the proposed new outbuilding, which must also be located within the two-acre CUP area. All activities related to the limited family business must also be conducted indoors.

18. Vehicle and equipment storage for the business cannot exceed more than two passenger cars, three passenger trucks, one class 6 dump truck, one skid steer, and two trailers.

19. No sanitary fixtures or human habitation is allowed in the outbuilding shown on the site plan or within the proposed new outbuilding.

20. Noise related to the limited family business is limited to 60 dBA measured at the property line. For a period of a total of 10 minutes per day, decibel levels may reach 100 dBA between 9 am to 5 pm.

21. Customers or clients are not allowed to come to the property for activities related to the limited family business.

22. Should any hazardous, flammable, or explosive materials be stored on the property, it must be kept indoors and in full compliance with Occupational Safety and Health Administration (OSHA) and National Fire Protection Association (NFPA) standards. Industrial or manufacturing uses are not permitted on the property. All water discharged to the ground must consist solely of stormwater, and any hazardous, toxic, or explosive materials must be disposed of offsite.

23. No business signage is allowed.

24. The CUP shall automatically expire on sale of the property or the business to an unrelated third party.

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

[02672](#)

PETITION: CUP 02672
APPLICANT: CRATTMAN LLC
LOCATION: 6090 RATTMANN ROAD, SECTION 3, TOWN OF BURKE
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2672 Staff Report](#)
[CUP 2672 Zoning Violation Notice](#)
[CUP 2672 APP](#)
[CUP 2672 Map](#)

In support: Crystal Hagedorn; In opposition: Phylis Smith

A motion was made by KRONING, seconded by BOLLIG, that the Conditional Use Permit be postponed due to no town action and opposition. The motion carried by the following vote: 5-0.

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

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

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](#)
[CUP 2668 Staff Update](#)
[CUP 2668 Town Action updated](#)
[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](#)
[Anne Murray email CUP2668](#)
[Schultz email CUP 2668](#)

In opposition: Carmen Schultz; Neither support or oppose: Tim Andrews

A motion was made by KRONING, seconded by BOLLIG, 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 # 2668:
13. Hours of operation shall be limited to Monday through Saturday, 7 a.m. to 7 p.m.
 14. Delivery times shall be between 10 a.m. 2 p.m., Monday through Saturday.
 15. Outdoor lighting shall be limited to down shrouded fixtures.
 16. Signage shall be prohibited on-site.
 17. Debris and mulch piles to be stored in concrete containment barriers, limited to the containment areas as shown on the site plan dated May 12, 2025.
 18. Applicant shall maintain existing screening on property along road. . Dogwood and Viburnum shall be installed and maintained along the east property line in order to provide additional screening for the outdoor storage area.
 19. Total vehicles allowed on property:
 - a. Employee vehicles: limited to the space shown on site plan as Employee Parking.
 - b. Business owned vehicles/machinery: limited to Equipment Parking spaces shown on the site plan.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

[2025](#)
[DISC-012](#)

Discuss the possibility of conducting a site visit to 345 Center Road (quarry) in the Town of Rutland regarding the revocation of CUP 2582

Attachments: [Request for site visit regarding the revocation of CUP 2582](#)

In support: Mitch Olson;

In opposition: Robyn Wood, Jennifer Anderson, Bonnie Larson, Pamela Marr-Laundrie, Gail Simpson, Aris Georgiades; Neither oppose or support: Mary Knutson, Kent Knutson, Jodi Igl, Renee Lauber

The committee is requesting Corporation Counsel to provide a statement by August 28, 2025 with regards to ZLR Committee members conducting a site visit individually at 345 Center Road in the town of Rutland.

J. Reports to Committee

[2025](#)
[RPT-301](#)

Discussion and possible action on the revocation of Conditional Use Permit #2347

CUP: limited family business - pallet business

OWNER: Terri and Curtis Anderson

LOCATION: 2587 State Hwy 73, Section 16, Town of Christiana

Attachments: [2587 State Highway 73-cup 2347 revocation notice Aug 26th](#)
[2587 State Highway 73-Inspection Report-August 08, 2025](#)
[2587 State Highway 73- Violation Letter March 25, 2025](#)
[CUP #2347](#)

A motion was made by BOLLIG, seconded by KRONING, that the revocation of Conditional Use Permit #2347 be postponed to December 31, 2025. The motion carried by the following vote: 3-2

Ayes: 3 - BOLLIG,DOOLANandKRONING

Noes: 2 - POSTLERandRITT

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 8:12 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT