



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, March 24, 2026

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 351; 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 meeting to order at 6:31pm in Room 351 of the City-County Building.

Staff Present: Director Todd Violante, Zoning Administrator Roger Lane, Assistant Zoning Administrators Rachel Holloway, Hans Hilbert

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 made by the public.

[2025
RPT-830](#)

March 24, 2026 ZLR Committee meeting registrations

Attachments: [March 24th ZLR registrations](#)

C. Consideration of Minutes

[2025
MIN-592](#)

February 24, 2026 ZLR Committee minutes

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

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

12252

PETITION: REZONE 12252
APPLICANT: LINDA & GENE FARLEY CENTER
LOCATION: 2299 SPRING ROSE ROAD, SECTION 24, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RE Recreational District
REASON: update the zoning district of the property in order to update a conditional use permit for the existing cemetery.

Attachments: [12252 Ord Amend](#)
[12252 Staff Report](#)
[12252 Town Action](#)
[12252 APP](#)
[12252 MAP](#)
[12252 Public comment - Webster](#)

A motion was made by BOLLIG, seconded by KRONING, to suspend the rules to allow Jim Esser two additional minutes to speak. Motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

In Support: Dustin Duve
Opposed: none
Neither support nor oppose: Jim Esser

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be approved. The motion carried by the following vote:

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

2697

PETITION: CUP 02697
APPLICANT: LINDA & GENE FARLEY CENTER
LOCATION: 2299 SPRING ROSE ROAD, SECTION 24, TOWN OF SPRINGDALE
CUP DESCRIPTION: updating an existing conditional use permit (#2143) for a natural cemetery

Attachments: [CUP #2697](#)
[CUP 2697 Staff Report](#)
[CUP 2697 Town Action](#)
[CUP 2697 Current Cemetery Plat](#)
[CUP 2697 APP](#)
[CUP 2697 MAP](#)

A motion was made by BOLLIG, seconded by KRONING, to move up CUP 2697 to the next item of business. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

In Support: Dustin Duve
Opposed: none
Neither support nor oppose: Jim Esser

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

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

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 owner shall be required to follow all requirements found under WI State

- Statutes, Ch. 157, subchapter II, regarding cemeteries.
14. Loud speakers or amplified sounds are prohibited.
 15. The hours of visitation shall be limited to sunrise to sunset.
 16. Outdoor lighting of the cemetery, parking area, and trails are prohibited.
 17. Grave markers must be installed flat and flush to ground level with only the engraved surface exposed.
 18. Adequate off-street parking shall be provided on the property for visitors and burial attendees. Parking area as designated on the site plan, shall be installed within one year of the issuance of the Conditional Use Permit.
 19. The driveway shall be constructed in accordance with the standards for a shared driveway in the Town of Springdale Driveway Construction Guide from its intersection with Spring Rose Rd to the parking lot for the cemetery. The driveway shall be maintained to allow access to and from the cemetery site. All expenses related to the improvement and maintenance of the driveway, including the joint driveway easement area, shall be the responsibility of the Farley Center. The joint driveway easement area shall be professionally plowed. The owners of the residences served by the joint driveway easement area will be expected to continue to pay \$100 to the Farley Center towards the real estate property taxes of the joint driveway easement area.
 20. Visitor/burial attendee parking is prohibited on Spring Rose Road and the joint driveway easement area.
 21. A site plan shall be prepared showing acceptable locations (soil conditions) in which remains may be buried. The site plan shall include a phasing plan designating three phases of development. Each phase shall be set a minimum of 5 years apart. The site plan and phasing plan shall be approved by the Town Board. The first phase to be developed shall be the burial areas furthest away from Spring Rose Circle properties
 22. Human remains shall be buried a minimum of 3 feet from the ground surface and the bottom of the burial pit shall be a minimum of 3 feet from the groundwater in unsaturated soil.
 23. The entrance sign at Spring Rose Rd shall be limited to a maximum of an 8 square foot ground sign. Signage shall be erected near the end of the joint driveway easement area directing visitors to the cemetery. Signage shall conform to the Town of Springdale Sign Ordinance.
 24. Regardless of the burial site price, 15% of the agreed upon market price (as designated in the signed agreement between the Farley Center and the Town of Springdale) shall be deposited in the care fund per 157.11 (9g)(c) Wis Stats. This is instead of the Wis. Stats mandated minimum per 157.11 (g)(2)(f) of \$25.
 25. Full burials shall be limited to a maximum of 7,500.
 26. The Farley Center shall be responsible for entering into a signed agreement with the Town of Springdale to address concerns regarding discontinuation of the cemetery, annual payment in lieu of taxes, members of the cemetery association's board, the intent to limit the number of burials to approximately 90 full burials per year, and an agreed market price for burial sites. The Farley Center shall provide an annual report to the Town of Springdale, which includes the number of burials, lot sales, and financials.
 27. Only informal memorial services shall be conducted at the Farley Center/Natural Path Sanctuary; no large formal funeral services shall be conducted at the cemetery site. The Center shall limit vehicles at burials to a maximum of 20 vehicle, to the best of their ability.
 28. The construction of mausoleums, columbaries, crematoriums, or other buildings is prohibited on the cemetery land.
 29. The buffer area along the west property line shall be used for community

gardens or open space as depicted on the approved site plans (the cemetery plat dated June 3, 2011 and site plan with zoning and parking areas dated February 18, 2025). The cemetery boundaries shall not be extended into this area.

30. This CUP shall become effective only upon Rezone Petition #12252 becoming effective.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12253](#)

PETITION: REZONE 12253 **WITHDRAWN BY APPLICANT--NULL AND VOID**

APPLICANT: DANE COUNTY GROWERS

LOCATION: 444 PIERCE RD, SECTION 26, TOWN OF ALBION

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

HC Heavy Commercial District

REASON: zoning to allow a warehousing and distribution center for truck trailers

Attachments: [12253 Site Plan](#)

[12253 Operations Plan](#)

[12253 APP](#)

[12253 MAP](#)

No action taken; petition was withdrawn by applicant.

[2696](#)

PETITION: CUP 02696
APPLICANT: WINGRA REAL ESTATE LLC (c/o MICHELS ROAD & STONE INC)
LOCATION: 3690 RUTLAND-DUNN TOWN LINE RD, SECTION 34, TOWN OF DUNN
CUP DESCRIPTION: temporary concrete batch plant for dot road projects

Attachments: [CUP #2696](#)
[CUP 2696 Staff Report](#)
[CUP 2696 Town Action](#)
[CUP 2696 Michels DOT project schedule](#)
[CUP 2696 APP](#)
[CUP 2696 MAP](#)

In Support: Dave Melum
Opposed: none

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

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

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. The Conditional Use Permit shall only be valid for a parcel of land located in Section 34 and Section 35 of the Town of Dunn, within the area described in the CUP petition legal description until December 31, 2027, and shall become void prior if concrete operations are concluded by Michels Road & Stone LLC, if the property is sold by Wingra Real Estate LLC, or if the following conditions below are not followed.

14. General hours are 6:00 AM to 7:00 PM Monday through Saturday.

15. The maximum number of trucks per hour at any given time shall be 25.

16. The route of truck traffic shall be limited to Rutland Dunn Townline Road and Lake Kegonsa Road in order to access Highway 51 or State Road 138.

17. Trucks may not be parked or stored within the road right-of-way.

18. All outdoor lighting for the concrete operations shall be directed downward and away from adjacent properties and public rights-of-way, and no light shall spill over neighboring property lines.

19. Water trucks shall be used, as necessary, to limit dust formation from stockpiles and access roads.

20. All trucks and equipment shall only use white or grey noise backup alarms.

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

22. Noise from the CUP operation shall be limited to 70 dBA measured at the property line.

23. Wingra Real Estate LLC or Michels Road & Stone LLC must provide appropriate dumpsters for proper waste disposal.

24. Wingra Real Estate LLC or Michels Road & Stone LLC must provide sanitary facilities per OSHA standards.

25. All requirements and conditions of Wingra Real Estate LLC's and Michels Road & Stone LLC WPDES permit must be complied with.

26. Upon the expiration of the CUP permit or cessation of concrete operations, Wingra Real Estate LLC or Michels Road & Stone LLC shall restore the site to its pre-concrete operation condition, by removing all concrete batch plant equipment, materials, and structures.

27. Where applicable and as necessary, the site shall be re-graded and free of debris or contamination.

28. Wingra Estate LLC or Michels Road & Stone LLC shall notify the Town of Dunn in writing a minimum of two weeks prior to starting concrete operations for both 2026 and 2027 WisDOT Highway 51 projects. Both the Town Highway Department and Wisconsin Department of Transportation (DOT) shall subsequently inspect and document the road conditions of the truck routes before the start of the CUP activities.

29. Wingra Real Estate LLC or Michels Road & Stone LLC shall notify the Town of Dunn in writing within two weeks of completion of both 2026 and 2027 WisDOT

Highway 51 projects. Both the Town Highway Department and Wisconsin Department of Transportation (DOT) shall subsequently inspect and document the road conditions of the truck routes.

a. Any road damage(s) resulting from the CUP activities must be promptly repaired by Wingra Real Estate LLC or Michels Road & Stone LLC.

b. If the damage is hazardous, repairs should be made immediately.

30. For minor damage that occurred in 2026, repairs must be completed within four weeks of the completion of 2026 WisDOT Highway 51 projects. For minor damage that occurred in 2027, repairs must be completed within four weeks of the completion of 2027 WisDOT Highway 51 projects.

31. Michels Road & Stone LLC shall provide emergency contact information to the Town and neighbors within 300 feet of the parcel and shall respond within 30 minutes to calls from these neighbors regarding CUP violations.

32. The installation and operation of the temporary concrete batch plant shall be limited exclusively to public road projects. The batch plant operations shall terminate after each WisDOT specific project. The temporary concrete batch plant shall not be used for any purpose other than the specific public road projects. Using the batch plant for general construction projects shall render the CUP null and void and cause for the immediate removal of the batch plant.

33. The Conditional Use Permit shall expire on December 31, 2027.

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

[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 Staff Report](#)

[CUP 2698 APP](#)

[CUP 2698 MAP](#)

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

In Support: Patrick Larkin

Opposed: none (but written comments received)

A motion was made by BOLLIG, seconded by KRONING, that the Conditional Use Permit be postponed to the May 5th Zoning & Land Regulation Committee meeting, due to no town action. 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

[12250](#)

PETITION: REZONE 12250
APPLICANT: PGUV LLC
LOCATION: WEST OF 5954 DAENTL SERVICE ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: RR-8 Rural Residential District TO GC General Commercial District and
NR-C Natural Resource Conservation District
REASON: change zoning for commercial development - indoor sales and service of golf carts
and utility vehicles

- Attachments:** [12250 Ord Amend](#)
[12250 Staff Report Update](#)
[12250 Staff Report](#)
[12250 Town Action](#)
[12250 PHMDC Variance Approval-Premier Golf](#)
[12250 Town of Burke email re septic tanks](#)
[12250 LWRD preliminary stormwater review](#)
[12250 CSM revised with ROW 2026-03-03](#)
[12250 Lighting Plan Cutsheets](#)
[12250 APP](#)
[12250 MAP](#)

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

1. Recording of the Certified Survey Map, within 180 days (an extended deadline date due to the need for City of Madison review on the land division).
2. A sanitary permit shall be obtained from Public Health Madison Dane County prior to the issuance of a Zoning Permit for site development.
3. A deed restriction shall be recorded on the proposed GC zoned lot (Lot 1) that states the following:
 - a. The property shall be developed in accordance to the site plan submitted as part of the rezoning petition.
 - b. Lighting shall be installed per the plans presented, including site photometric plan dated 12/9/2025 and light fixture cut sheets dated 2/23/26. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill in accordance with Sec. 10.102(5) DCCO. Light poles shall be limited to 20 feet in height as per the plan. Lighting shall be limited to a maximum of 3,000K color temperature.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2693](#)

PETITION: CUP 02693
APPLICANT: PGUV LLC
LOCATION: WEST OF 5954 DAENTL SERVICE ROAD, SECTION 8, TOWN OF BURKE
CUP DESCRIPTION: outdoor storage - golf carts and utility vehicles

- Attachments:** [CUP #2693](#)
[CUP 2693 Staff Report Update](#)
[CUP 2693 Town Action Reso](#)
[CUP 2693 Lighting Plan Cutsheets](#)
[CUP 2693 APP](#)
[CUP 2693 MAP](#)

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

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

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. This CUP is only effective upon Rezone #12250 becoming effective.

14. Property shall be developed in accordance to the site plan submitted.

15. Property must be screened with privacy fencing or live barrier along parcel lot line at the points of any and all residential zoning.

16. Property must contain exterior lighting in accordance to the lighting plan submitted, including site photometric plan dated 12/9/2025 and light fixture cut sheets dated 2/23/26. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill in accordance with Sec. 10.102(5) DCCO. Light poles shall be limited to 20 feet in height as per the plan. Lighting shall be limited to a maximum of 3,000K color temperature.

17. Outdoor storage is limited to the north and west sides of the building, and must be screened to include a live barrier along the roadside and shall not be less than the height of the materials being screened or eight (8) feet, whichever is higher. Fast growing species shall be used where practical.

18. Outdoor storage of golf carts is prohibited on grass or pervious surfaces, and along the east and south sides of the property. Outdoor storage is not permitted within any building setback area (includes 30 feet from the lot line along Daentl Service Road).

19. Outdoor display of golf carts shall be limited to the area beside the building as designated on the site plan.

20. No elevated or stacking of vehicles/carts is allowed. Orderly storage of vehicles is required.

21. This conditional use permit shall expire in the event the property is sold or transferred to another owner.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

2694

PETITION: CUP 02694
APPLICANT: JAKE ANTOS
LOCATION: 3514 STATE HIGHWAY 138, SECTION 2, TOWN OF RUTLAND
CUP DESCRIPTION: limited family business - excavating contractor

Attachments: [CUP 2694 Staff Report Update](#)
[CUP 2694 Staff Report](#)
[CUP 2694 Town Action](#)
[CUP 2694 APP](#)
[CUP 2694 MAP](#)
[CUP 2694 Public comment - Wendt](#)

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

CONDITIONS:

Standard Conditions for all Conditional Use Permits from 10.101(7):

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. This permit is issued to Jake Antos, doing business as Antos Excavating Inc. The CUP shall automatically expire upon sale of the property or the business to an unrelated third party.

14. The number of employees on site shall be limited to no more than one (1) full-time or one full-time equivalent employee who is not a member of the family residing on the premises.

15. Hours of operation shall be limited to 6:30am to 6:30pm, unless in the event of an emergency.

16. The trailer parking area shown on the site and operation plan shall be limited to two (2) flatbed trailers and one (1) dump truck.

17. The loading zone shown on the site plan shall be used for loading trailers with equipment; this area shall not be used for parking equipment or storing materials. There shall be no other outside storage of equipment, including but not limited to excavators, rollers, skid loader attachments, skid loaders, or other earth-moving equipment on site.

18. Natural vegetation and/or evergreen tree planting shall screen the property line on the east, west, and south sides of the property, to the satisfaction of the Town of Rutland.

19. If the current home structure is removed, this area shall be restored to a grassy surface. No parking or storing of equipment will be allowed in this area.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

[2025 LD-014](#) Certified Survey Map - Hernandez
Town of Verona
Staff recommends conditional approval

Attachments: [ZLR Report](#)
[Planning review memo](#)
[250608-HERNANDEZ_3068TIMBERcsmSUBMITTALsent021126](#)

A motion was made by BOLLIG, seconded by KRONING, that the Land Division 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 Bridgit Van Belleghem, Senior Planner dated February 16, 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:

• DANIEL HERNANDEZ & LETICIA HERNANDEZ

5. The required approval certificates are to be executed.

• Town of Verona
• Dane County

6. Comments with regards to the technical review of the survey map are to be satisfied:

• The North bearing reference does not match the bearing shown on the map.

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

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

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2025](#)
[RPT-784](#) Updates on Town of Cottage Grove Business Park developments

Attachments: [12238 Development Concept Plan](#)
[12170 MAP](#)

Staff provided a brief update on the status of the developments associated with Rezone Petition #12170 and #12238. The ZLR Chair directed staff to place petition 12170 on the June ZLR agenda for action, and possible extension, as that will be one year from the public hearing for the rezone.

[2025](#)
[RPT-819](#) Congratulating Dane County Zoning Administrator Roger Lane on his Retirement

The ZLR Committee and Planning and Development Department Director Todd Violante recognized Roger Lane for his contributions during his 19 years as Zoning Administrator, and wished him well in his retirement.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG to adjourn the meeting at 7:40 PM. The motion carried unanimously.