



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

*Consider:*

*Who benefits? Who is burdened?*

*Who does not have a voice at the table?*

*How can policymakers mitigate unintended consequences?*

*This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.*

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Tuesday, June 9, 2026

6:30 PM

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

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

#### A. Call to Order

Chair DOOLAN called the June 9, 2026 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Everson, Holloway, Hilbert, Violante

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 made by the public.

No comments

#### C. Consideration of Minutes

[2026  
MIN-070](#)

May 5, 2026 ZLR Committee meeting minutes

**Attachments:** [May 5th ZLR Committee Public Hearing Minutes](#)

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

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

[2026  
MIN-075](#)

May 26th ZLR Committee minutes

**Attachments:** [May 26th ZLR Committee Public Hearing Minutes](#)

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

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

[12278](#)

PETITION: REZONE 12278

APPLICANT: JMM LLC

LOCATION: 7228 PINE ROW RD, SECTION 28, TOWN OF VERONA

CHANGE FROM: Wetland Overlay District TO Non-Wetland Overlay District

REASON: removal of wetland restrictions

**Attachments:** [12278 Staff Report UPDATE](#)

[12278 JMM LLC Wetland Rezone Application - ZLR Follow Up](#)

[12278 Staff Report](#)

[12278 APP](#)

[12278 MAP](#)

In support: Mike Marquette, William Springer

**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

## F. Plats and Certified Survey Maps

[2026 LD-004](#) Certified Survey Map - Schmudlach  
Town of Rutland  
Staff recommends conditional approval

**Attachments:** [ZLR Report](#)  
[UPDATED CSM 4 parcels](#)

In support: Linda Schmudlach

A motion was made by KRONING, seconded by POSTLER, that the 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.
  - No concerns. No net change in density and currently Deed Restricted prohibiting further residential development. ~ Planner Majid Allan.
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. Middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.  
County records indicate the following owners:
  - LINDA G SCHMUDLACH
5. The Owner's Certificate shall include the following language:
  - I also certify that this certified survey map is required by sec. 75.17(1)(a), Dane County Code of Ordinances, to be submitted to the Dane County Zoning and Land Regulation Committee.
6. The required approval certificates are to be executed.
  - Town of Rutland
  - Village of Brooklyn
  - Dane County
7. Comments from WIS DOT are to be recognized:
  - No comments.
8. Comments with regards to the technical review of the survey map are to be satisfied:
  - Revise Outlot 1 to Lot 2.
  - Please work with the town on whether or not Windmill Road should be dedicated to the centerline. The very recent proposed 2-lot Schmudlach Certified Survey Map directly to the south shows a public dedication to centerline.
  - To avoid ambiguity, remove the metes and bounds description and describe by Lot Number and CSM as all lands are previously platted.
9. The recordable document is to be submitted for review and approval.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2026 LD-005](#) Final Plat - Kennedy Hills 2nd Addition  
Town of Cottage Grove  
Staff recommends conditional approval

**Attachments:** [conditions](#)

[Kennedy Hills Second Addition\\_Final Plat](#)

[12048 Staff Update](#)

[12048 Ord Amend](#)

[12048 CAL Notice](#)

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

1. Rezone Petition #12048 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on July 18, 2024)

- Recording of an approved plat.
- Up to 50 residential lots may be platted on the SFR-08 zoned land.
- The TDR□S (Sending Area) overlay zoning district shall be applied to tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC).
- The TDR□R (Receiving Area) overlay zoning district shall be applied to the portion of the proposed SFR-08 property corresponding to tax parcel 0711-101-8502-0.
- A deed notice shall be recorded on the receiving area property indicating that the SFR-08 zoned property was created by a transfer of development rights.
- Two separate agricultural conservation easements prohibiting nonfarm development on a minimum of 35 acres shall be recorded on each of the following two identified sending properties:
  - a. Tax parcel 0711-364-9000-6 (Duane and Linda Skaar)
  - b. Tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC)

2. All public land dedications are to be clearly designated “dedicated to the public.”

3. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Town of Cottage Grove.

4. All street names shall be consistent with chapter 76 of the Dane County Ordinances. Comments provided by Land Records Administrator/County Surveyor Dan Frick.

- The new road names of HOMELAND DRIVE and FARMHOUSE ROAD are approved with no duplication county-wide.
- CONESTOGA TRAIL and WOODED RIDGE TRAIL on one alignment will need to change at a prominent intersection. The logical place to change these names is at the intersection with FARMHOUSE ROAD. Please move the location of the label of CONESTOGA TRAIL on the plat to between HOMELAND DRIVE and FARMHOUSE ROAD.
- Recommend that the Town make this intersection a 3 way stop to further indicate the change in road name. It is not good practice to have a singular alignment change road name with no indication or change in traffic pattern / intersection.

5. Utility easements are to be provided.

- Easements across lots or along rear or side lot lines shall be provided for utilities where necessary, shall be at least 6 feet wide on each side of lot lines

6. As per Ch. 14.45 and 14.46 of the DCCO, an erosion control plan and a stormwater permit shall be approved by the Dane County Land and Water Resource department prior to any land disturbing activities associated with this plat.

- Storm water drainage facilities of a size and design that will adequately accommodate design volumes of flow and which will present no hazard to life or property shall be installed in accordance with plans and specifications approved by the committee.

- The subdivider shall cause all gradings, excavations, open cuts, side slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented. The committee may request the subdivider to submit an erosion control plan that specifies measures that will be taken to assure the minimization of erosion problems. The erosion control plan may be reviewed by the soil conservation district to determine the adequacy of the proposed measures. Guidelines, standards and specifications contained within the publication "Minimizing Erosion in Urbanizing Areas" will provide a framework for the development, review and implementation of the erosion control plan.

7. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant. County records indicate the following owners:

- DUNROVEN RIDGE LLC

8. The required approval certificates are to be satisfied:

- Town of Cottage Grove

- Village of Cottage Grove – (Extra-Territorial Jurisdictional review)

- Dane County Treasurer

- Dane County Zoning and Land Regulation Committee

9. The recordable document is to be submitted for review and approval once the conditions have been satisfied. The Dane County Zoning and Land Regulation Committee chair will sign the plat at a future meeting.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

## G. Resolutions

## H. Ordinance Amendment

[2026](#)  
[OA-006](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING THE DEFINITION OF CEMETERY

**Sponsors:** DOWNING

**Attachments:** [2026 OA-006](#)  
[2026 OA-006 Cemeteries Staff Memo](#)

Chair Doolan invited Supervisor Downing, sponsor of the ordinance amendment, to introduce the amendment. The Committee discussed the proposed change and the memo of the Zoning Administrator and asked questions of staff. The Committee provided guidance and direction to staff for further considerations. Staff will work with Corporation Counsel to further refine the ordinance amendment language.

## I. Items Requiring Committee Action

[2026](#)  
[DISC-005](#)

Scheduling site inspection visit for rezone petition 12275

The Committee scheduled a site inspection meeting for June 23 at 9am for the purpose of inspecting the lands related to petition 12275.

## J. Reports to Committee

## K. Other Business Authorized by Law

## L. Adjourn

A motion was made by KRONING that the meeting be adjourned at 7:30 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT