



# 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, February 10, 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 February 10, 2026 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Everson, Hilbert, Holloway, Violante, Baird

Youth Governance: Grant McManigal

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 by the public.

[2025](#)  
[RPT-717](#)

February 10, 2026 ZLR Registrants

Attachments: [February 10th ZLR registrations](#)

#### C. Consideration of Minutes

1. [2025](#)  
[MIN-531](#) January 27, 2026 ZLR Committee Minutes

Attachments: [January 27th ZLR Committee Public Hearing Minutes](#)

A motion was made by BOLLIG, seconded by KRONING, to approve the meeting minutes. The motion carried by the following vote: 5-0.

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

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

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

1. [12245](#)

PETITION: REZONE 12245

APPLICANT: MICHAEL AND JENNIFER WALDNER

LOCATION: 1870 TOWER DRIVE, SECTION 25, TOWN OF PLEASANT SPRINGS

CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District

REASON: creating one new residential lot using transfer of development right (TDR)

**Attachments:** [12245 Ord Amend](#)  
[12245 Staff Report Update](#)

[12245 Staff Report](#)

[12245 Town Action](#)

[12245 Density Study TDR Sending Property](#)

[12245 APP](#)

[12245 MAP](#)

In support: Jennifer Waldner

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. A Deed Notice document shall be recorded on proposed lot 2 indicating that the lot was created as a result of a transfer of development rights.
2. The TDR-R Receiving area overlay zoning district shall be applied to proposed Lot 2.
3. The TDR-S Sending area overlay zoning district shall be applied to the 40-acre Norske Farms property (tax parcel 061102190002).
4. The owner of the sending property shall record an Agricultural Conservation Easement on the 40-acre Norske Farms sending property prohibiting non-farm development (tax parcel: 061102190002).

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

2. [12247](#)

PETITION: REZONE 12247

APPLICANT: TOWN OF PERRY (ON BEHALF OF MULTIPLE OWNERS)

LOCATION: VARIOUS AREAS - SEE LIST

CHANGE: Various Areas - See List

REASON: a town sponsored blanket rezone of multiple parcels to correct the zoning map

**Attachments:** [12247 Ord Amend](#)  
[12247 Staff Report Update](#)  
[12247 Staff Report](#)  
[12247 Town Action](#)  
[12247 APP](#)  
[12247 MAP](#)  
[12247 MAP - by town quadrants](#)

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

**F. Plats and Certified Survey Maps**

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

A motion was made by BOLLIG, seconded by KRONING, to adjourn the meeting at 6:39 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT