



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, July 14, 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 July 14, 2026 Zoning and Land Regulation Committee meeting to order at 6:31 PM.

Staff present: Everson, Holloway, Hilbert, Allan, Violante, Brodzeller

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.

[2026
RPT-210](#)

July 14, 2026 ZLR Committee Registrants

Attachments: [July 14th ZLR registrations](#)

C. Consideration of Minutes

[2026
MIN-127](#)

June 23, 2026 ZLR Committee meeting minutes

Attachments: [June 23rd ZLR Committee Public Hearing Minutes](#)

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

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

Amending the May 26th ZLR Committee Public Hearing Minutes

A motion was made by KRONING to amend a previous decision of the committee to amend the May 26, 2026 meeting minutes to clarify Jill Landowski's registration as neutral for CUP 2703. The motion carried by the following vote: 5-0.

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

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

[12249](#)

PETITION: REZONE 12249
APPLICANT: STEVEN N AND JAN COWAN
LOCATION: 4416 COUNTY HWY JJ, SECTION 2, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 and RR-16 Rural Residential Districts (amended from original FP-1 Farmland Preservation, RR-4 Rural Residential and RR-16 Rural Residential Districts)
REASON: creating 3 residential lots (one for existing residence, amended to remove agricultural lot)

Attachments: [12249 Ord Amend](#)
[12249 Staff Report Update](#)
[12249 Staff Report](#)
[12249 Town Action](#)
[12249 Density Study](#)
[12249 SES Geotechnical Report Lot 3](#)
[12249 Herro email re Septic Suitability](#)
[12249 Highway Access Permit Lot 1](#)
[12249 APP rev](#)
[12249 MAP rev](#)
[12249 APP](#)
[12249 MAP](#)
[12249 Public comment - Haig and Akins](#)
[12249 Public comment - Brush opposed](#)

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

1. The lowest floor elevation shall be at or above 834 feet above average sea level (based on the SES Geotechnical Report dated 6/23/2026).

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

12275

PETITION: REZONE 12275
APPLICANT: HAHN IRREV TR
LOCATION: SW CORNER OF THE PATTON ROAD / COUNTY HWY V INTERSECTION,
SECTION 21, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District
REASON: commercial development for a truck repair business

Attachments: [12275 Ord Amend - denial](#)

[12275 Staff Report Update](#)

[12275 Dane Co LWRD Comments on Vienna Pothole Conservation
Concerns_06-08-26](#)

[12275 Staff Report](#)

[12275 Overview Map](#)

[12275 Town Action](#)

[12275 Applicant Project Narrative Response Letter](#)

[12275 Wetland Delineation Report 10-17-25](#)

[12275 Vienna Comp Plan Planned Land Use Map](#)

[12275 APP](#)

[12275 MAP](#)

[12275 Public comments in SUPPORT](#)

[12275 Public comments in OPPOSITION](#)

[12275 LWRD comments 03-16-26](#)

[12275 Public comment - BrodzellerLWRD](#)

[12275 Preliminary stormwater approval LWRD](#)

**A motion was made by POSTLER, seconded by KRONING, to direct staff to add
new information received into the record. The motion carried by the following
vote: 5-0**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

In support: Devin Winter, Kathleen Clark, Gary Endres, Jessica Wendt, James Wendt

In opposition: David Lynch, Mark Martin, Matt Reetz

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for denial based on the reasons and findings listed below. The motion carried by the following vote: 5-0.

Findings/Reason for denial:

- The proposal failed to meet the mandatory findings required under Dane County Code Section 10.220(b) for rezoning land out of a state-certified Farmland Preservation district.

- o Given the highly sensitive and unique nature of the parcel and its surrounding landscape, the site is not better suited for a heavy commercial use not allowed in the farmland preservation zoning district.

- o The Dane County Farmland Preservation Plan directs non-agriculturally related commercial uses to areas explicitly identified for such growth where a full range of public services can be economically provided. Furthermore, Heavy Commercial (HC) zoning is not listed as an approved category for transitioning out of farm-land preservation.

- The intense operational scale of a heavy commercial including a 37,000-square-foot building and a 113-space truck/trailer lot is incompatible with the open space character and recreational uses of the abutting public lands.

- The introduction of concentrated impervious surfaces directly adjacent to the high-quality, rare prairie/pothole emergent marsh complex poses an unacceptable long-term risk to the area's natural hydrology and wildlife habitat.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12283

PETITION: REZONE 12283
APPLICANT: GV BLACKBERRY LLC
LOCATION: WEST AND SOUTH OF 9554 TURKEY RD, SECTION 25, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential and RM-8 Rural Mixed-Use District
REASON: creating two residential lots

Attachments: [12283 Ord Amend](#)
[12283 Staff Report Update](#)
[12283 Staff Report](#)
[12283 Town Action](#)
[12283 Density](#)
[12283 Remnant Plat of Survey](#)
[12283 MAP](#)
[12283 APP](#)
[12283 Public Comment Weil](#)
[12283 Applicant response to public comments](#)

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

1. The CSM shall designate building envelopes for Lots 1 and 2 that prohibits development on lands with slopes over 15% grade.
2. The remnant piece of tax parcel 080625181600 across Blackberry Road shall be dedicated to the town as public road right-of-way.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2707

PETITION: CUP 02707
APPLICANT: JANE BECKER AND BRET MILLER
LOCATION: 86 OAK ST, SECTION 25, TOWN OF ALBION
CUP DESCRIPTION: transient or tourist lodging (short-term rental)]

Attachments: [CUP #2707](#)

[CUP 2707 Staff Report Update](#)

[CUP 2707 Staff Report](#)

[CUP 2707 Town Action](#)

[CUP 2707 APP](#)

[CUP 2707 MAP](#)

A motion was made by KRONING, seconded by PETERSON, 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. 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 2 overnight guests.

16. The maximum rental period for the transient or tourist lodging use shall be no longer than 29 days.

17. Approval is for transient or tourist lodging. Other uses, such as an accessory dwelling unit or apartment, of the studio space will require additional approvals.

18. CUP shall expire on the sale of the property to an unrelated third-party.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2709

PETITION: CUP 02709

APPLICANT: BEMO LIVING TR (PETER MILLER)

LOCATION: 4437 RIDGE RD, SECTION 12, TOWN OF COTTAGE GROVE

CUP DESCRIPTION: limited family business - rental property management

Attachments: [CUP #2709](#)

[CUP 2709 Staff Report Updated](#)

[CUP 2709 Staff Report](#)

[CUP 2709 Town Action](#)

[CUP 2709 MAP](#)

[CUP 2709 APP](#)

[CUP 2709 FW Opposition to CUP 2709 Peter Miller 4437 Ridge Rd., Deerfield, WI](#)

[CUP 2709 Public comment - Knocke Objection Verbal Script Peter Miller](#)

[CUP 2709 Applicant response Rachel Miller CUP County Board Meeting Full Report July 2026](#)

[CUP 2709 ZA memo on LFB definition](#)

[CUP 2709 Opposition Knocke supporting documents 07-06-26 Redacted](#)

A motion was made by KRONING, seconded by POSTLER, to direct staff to add new information received into the record. The motion carried by the following vote: 5-0

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

In support: Peter and Rachel Miller

A motion was made by KRONING, seconded by PETERSON, 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. A conditional use permit for a limited family business is designed to accommodate small family businesses without the necessity for relocation or rezoning while at the same time protecting the interests of adjacent property owners. Applicants for this conditional use permit should recognize that rezoning or relocation of the business may be necessary or may become necessary if the

business is expanded. No limited family or rural business shall conflict with the purposes of the zoning district in which it is located.

14. The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.

15. Using applicable conditional use permit standards, the committee shall determine the percentage of the property that may be devoted to the business. No outdoor storage of materials or equipment associated with the limited family business use is permitted. All storage must be indoors and therefore screened from public view.

16. This conditional use permit is for operation of a property maintenance business. Manufacturing or assembling products or selling products on the premises or any combination thereof is prohibited.

17. Structures used in the business shall be considered to be residential accessory buildings and shall meet all requirements for such buildings. The design and size of the structures is subject to conditions set forth in the conditional use permit.

18. Sanitary fixtures to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.

19. Commercial use of the residential accessory building shall be limited to a property maintenance business. No remuneration shall be received for any other uses or commercialization.

20. Only motor vehicles that are accessory to the principal residential use may be parked outdoors on the property.

21. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

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

F. Plats and Certified Survey Maps

[2026 LD-008](#) Certified Survey Map - Comstock
Town of Pleasant Springs

Attachments: [Comstock land division memo](#)
[ZLR Report](#)
[Pleasant Springs June 16 meeting minutes](#)
[BRWB068E6BF4F9E_010740](#)
[CSM Referral sheet](#)

A motion was made by KRONING, seconded by POSTLER, 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.
 - July 8, 2026 memo ~ 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:
 - CHC PROPERTIES LLC
5. The required approval certificates are to be executed.
 - Town of Pleasant Springs
 - City of Stoughton – Extra-territorial jurisdiction
 - Dane County
6. Comments with regards to the technical review of the survey map are to be satisfied:
 - Remove the governing setback lines.
7. The recordable document is to be submitted for review and approval.

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

[2026 LD-007](#) Certified Survey Map - Monson
Town of Verona
Staff recommends conditional approval

Attachments: [ZLR Report](#)
[Ltr_Everson_RE_Monson_CSM_Verona](#)
[2026-06-23 2-LOT CSM](#)

A motion was made by POSTLER, seconded by PETERSON, 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 June 25, 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:
 - JAMONSON TR
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 town approval certificate is to include language that accepts the additional lands dedicated to the public for right-of-way purposes.
 - The Owner's certificate is to include the following language: I/We 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.
 - With respect to the Zoning District RR-2, Lot 2 is to maintain 2.00 acres net, excluding lands for right-of-way purposes.
7. The recordable document is to be submitted for review and approval.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

G. Resolutions

H. Ordinance Amendment

[2026 OA-007](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF
ORDINANCES, REMOVING CERTAIN CONDITIONAL USES IN
AGRICULTURAL AND RURAL ZONING DISTRICTS

Sponsors: POSTLER

Attachments: [2026 OA-007](#)

[2026-03-19 DCTA Memo to Towns](#)

In support: Renee Lauber, James Maple
Opposed: Robert Proctor

The committee discussed the proposed amendment and asked questions of
Renee Lauber, James Maple, and Robert Proctor. The committee requested that
staff prepare a presentation for a future meeting.

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by POSTLER that the meeting be adjourned at 9:37 PM. The
motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT