



Dane County

Minutes - Final Unless Amended by Committee

Board of Adjustment

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Thursday, January 22, 2026

6:30 PM

Hybrid Meeting: Attend in person at the City
County Building, Room 357.

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

A. Call To Order

Chair Long called the meeting to order and introduced the Board members and made a statement about the rules and procedures of the committee.

Also present: Staff: Hans Hilbert, Assistant Zoning Administrator.

Present 5 - Secretary SUE STUDZ, Alternate ALEXANDER ELKINS, GEORGE CORRIGAN, TRAVIS LEESER, and AL LONG

B. Public Comment for any Item not listed on the Agenda

Travis Lesser made a statement about DCiMap not functioning properly. His request is that this be discussed with the Zoning and Land Regulation Committee to bring the software up to speed to be functional.

C. Consideration of Minutes

1. [2025](#) Minutes of the November 20, 2025 meeting
[MIN-463](#)

Sponsors: Board of Adjustment

Attachments: [11-20-2025 Minutes](#)

STUDZ to approve the minutes. Motion passed.

Ayes: 4 - STUDZ, ELKINS, CORRIGAN and LONG

Abstain: 1 - LEESER

2. [2025](#) Minutes of the December 11, 2025 site inspection
[MIN-462](#)

Sponsors: Board of Adjustment

Attachments: [12-11-2025 SI Minutes](#)

STUDZ to approve the minutes. Motion carried.

Ayes: 5 - STUDZ, ELKINS, CORRIGAN, LEESER and LONG

D. Public Hearing for Appeals

- 1. [2025 BOA-004](#) Appeal 3739. Appeal by Jessica Hornung & Quinn Mischler for a variance from the minimum required setback to a County Highway as required by section 10.102(9) (a)2.b., Dane County Code of Ordinances, to permit riding arena constructed within setback at 7788 County Highway I, being Lot 1, CSM 4466, Section 1, Town of Vienna.

Sponsors: Board of Adjustment

- Attachments:** [3739 Staff Report](#)
[Variance Oct 2025 - Oct 21 2025 - 12-51 PM](#)
[town of vienna letter](#)
[Supporting Docs Oct 2025 - Oct 21 2025 - 6-22 PM](#)
[Cleary Docs Arena - Oct 21 2025 - 12-54 PM](#)
[MAP](#)
[map2_2](#)
[DCPZP-2024-00396](#)
[Hornung Violation Letter](#)
[ZoningSurvey](#)
[Zoning Administrator's comments](#)

Travis Lesser recused himself from Appeal 3739. He attended this portion of the hearing as a member of the public and did not participate in the hearing, discussion or action.

Alex Elkins served in his role as an alternate member of the Board of Adjustment.

Assistant Zoning Administrator (AZA) Hilbert presented a Staff Report reporting facts of the case and answered questions of the board.

IN FAVOR: Jessica Hornung, owner, spoke in favor of the variance request and answered questions of the Board.

Don Hornung, father of owner, answered questions of the board and asked clarifying questions.

ZONING ADMINISTRATOR’S COMMENTS: Hilbert read into the record a memo from the Zoning Administrator dated January 13, 2026 stating concerns with the variance request.

OPPOSED: None.

REBUTTAL: Chair Long provided an opportunity for the applicant to address the concerns raised by the Zoning Administrator's comments.

Chair Long closed the public hearing and the Board deliberated.

The Board asked the applicant if they consent to the suspension of the rules to allow the appeal to be held in abeyance for one month to allow the applicant additional time to consider their options and supplement the record. Jessica

Hornung consented.

CORRIGAN to suspend the rules and hold the appeal in abeyance until the February 26, 2026 meeting. Motion carried.

Ayes: 3 - ELKINS, CORRIGAN and LONG

Noes: 1 - STUDZ

Recused: 1 - LEESER

E. Appeals from Previous Meetings

[2025](#) Request for extension of Variance 3725
[ACT-323](#)

Sponsors: Board of Adjustment

Attachments: [Miles Silbernagel Letter to Dane BOA Jan 2026](#)
[03-21-2024 PH Minutes](#)
[Dunn-25-Silbernagel-DCPSHL-2025-00018](#)

CORRIGAN motion to grant an extension of variance 3725 approval to September 18, 2026. Motion carried.

Ayes: 5 - STUDZ, ELKINS, CORRIGAN, LEESER and LONG

F. Reports to Committee

Hilbert provided updates to the Board regarding per diems. No action was taken.

1. [2025](#) Discussion of possible revisions to rules and procedures
[DISC-009](#)

Sponsors: Board of Adjustment

Attachments: [BOA Rules and Procedures DRAFT 2025 Revisions_memo](#)
[BOA Rules and Procedures DRAFT 2025 Revisions](#)
[BOA Rules and Procedures Proposed TOC 20250625](#)

The Board discussed the outline prepared by Corrigan for revision to the rules. Staff will continue to work with Corrigan on the revisions for to be presented at a future meeting. No action was taken.

G. Other Business Authorized by Law

STUDZ to adopt the slate of officers: Al Long, Chair, Travis Leeser, Vice Chair; George Corrigan, Secretary. Motion carried.

H. Adjournment

STUDZ to adjourn. The Board adjourned by voice vote at 9:05 pm.