



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 8, 2025

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 meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Lane, Violante, Everson, Holloway

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-184](#)

July 8, 2025 ZLR Registrants

Attachments: [July 8th ZLR registrations 6pm](#)

C. Consideration of Minutes

[2025](#)
[MIN-123](#)

June 10, 2025 ZLR Committee Meeting Minutes

Attachments: [06-10-2025 ZLR Work Meeting Minutes](#)

A motion was made by BOLLIG, seconded by KRONING, to approve the June 10, 2025 ZLR meeting minutes. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2025](#)
[MIN-161](#) June 24, 2025 ZLR Committee meeting minutes

Attachments: [06-24-2025 ZLR Public Hearing Minutes](#)

A motion was made by KRONING, seconded by BOLLIG, to approve the June 24, 2025 ZLR 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

[12157](#) PETITION: REZONE 12157
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DR, SECTION 28, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO SFR-2 Single Family Residential District
REASON: dividing a residential lot into three residential lots

Attachments: [12157 Ord Amend](#)
[12157 Staff Update](#)
[12157 Staff Report](#)
[12157 Town Action rev](#)
[12157 Town Action](#)
[12157 building setback](#)
[12157 APP rev](#)
[12157 APP](#)
[12157 MAP](#)

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

1. A shared driveway access agreement shall be recorded the meets the provisions found under Dane County Land Division Ordinance Section 75.19(8).
2. Approval of the Joint City/Town Planning Committee is required.
3. A deed restriction shall be recorded on the Lot 1 stating the following:
 - a. Further land divisions are prohibited.

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

12169

PETITION: REZONE 12169
APPLICANT: DONALD P SQUIRE JR
LOCATION: 706 US HWY 51, SECTION 2, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and
FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [12169 Ord Amend](#)
[12169 Staff Update](#)
[12169 Staff Report](#)
[12169 Town Action](#)
[12169 Density Study](#)
[12169 Wetland Delineation summary results](#)
[12169 MAP](#)
[12169 APP](#)

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 restriction shall be recorded on proposed Lot 2 (current tax parcel 0511-023-9001-1) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-1 zoned land. The housing density rights for the original Gustave Gilbertson farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

[2025 LD-005](#) Final Plat - Sugar River Vista
Town of Verona
Staff recommends conditional approval

Attachments: [conditions](#)

[SRV - Final Plat 2025-06-10](#)

[12045 Staff Update](#)

[12045 VERONA MAP](#)

[12045 CAL Notice](#)

A motion was made by BOLLIG, seconded by KRONING, to approve the final plat with conditions. The motion carried by the following vote: 5-0

1. Rezone Petition #12045 is to become effective and all conditions established are to be timely
satisfied. (County Board approved the Petition on September 5, 2024)
 - Recording of the Plat.
 - Flood study shall be prepared and the final design shall be in compliance with floodplain regulations.
 - The residential lots to be platted along the southwestern boundary shall be 320 feet deep.
 - The development shall be designed to meet Dane County stormwater management and erosion control requirements.
2. 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.
3. All public land dedications are to be clearly designated Dedicated to the Public.
4. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Verona.
5. All street names shall be consistent with chapter 76 of the Dane County Ordinances.
6. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established, prior to any land disturbance.
7. Compliance with Ch. 14.46 DCCO, Stormwater Control Permit is to be established, prior to any land disturbance.
 - Outlots 1-8 are devoted for stormwater management.
8. 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:
 - SUGAR RIVER INVESTORS I LLC
 - SWEETWATER V LLC
 - HILDAS PIES INC
 - LINDSEY K GEIGER & JEFFREY L HARTMAN
9. The required approval certificates are to be executed.
 - Town of Verona
 - Dane County Treasurer
 - Dane County Zoning and Land Regulation Committee
10. 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 - BOLLIG, DOOLAN, KRONING, POSTLER and RITT

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, to adjourn the meeting at 6:45 PM. The motion carried unanimously.