



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, March 25, 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 March 25, 2025 Zoning and Land Regulation Committee meeting to order at 6:33pm in Room 354 of the City-County Building.

Staff present: Violante, Holloway, Everson, Baird

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

[2024
RPT-615](#)

March 25, 2025 ZLR registrants

Attachments: [March 25th ZLR registrations](#)

C. Consideration of Minutes

[2024
MIN-467](#)

February 25, 2025 ZLR Meeting Minutes

Attachments: [02-25-2025 ZLR Public Hearing Minutes](#)

A motion was made by BOLLIG to approve the February 25, 2025 meeting minutes. The motion carried by the following vote: 5-0.

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

[12150](#)

PETITION: REZONE 12150
APPLICANT: SPIEGELHOFF PROPERTIES LLC
LOCATION: 269 RODNEY ROAD, SECTION 2, TOWN OF CHRISTIANA
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District
REASON: revise zoning deed restriction to allow for a new land use (vehicle repair or maintenance)

- Attachments:** [12150 Ord Amend](#)
[12150 Staff Report](#)
[12150 Town Action](#)
[12150 APP](#)
[12150 Map](#)

In support: Josh Michels, Suzanne Michels
Opposed: none

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 deed restriction shall be recorded on the lot stating the following:**
 - a. Land uses on the property shall be limited exclusively to the following:**
 - i. Contractor, landscaping, or building trade operations**
 - ii. Personal or professional service**
 - iii. Indoor storage and repair**
 - iv. Indoor sales**
 - v. Outdoor storage**
 - vi. Light industrial**
 - vii. Office uses**
 - viii. Veterinary clinics**
 - ix. Vehicle repair or maintenance service**
 - b. The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations.**
 - c. Outdoor lighting shall be directed downward and away from adjacent properties and public rights-of-way, and be designed to minimize ambient light spill.**
 - d. Any outdoor storage shall be screened from public right-of-way of Highway 12/18.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02652](#)

PETITION: CUP 02652
APPLICANT: MATTHEW AND KASSI SCHULTZ
LOCATION: 135 HOOPEN ROAD, SECTION 36, TOWN OF CHRISTIANA
CUP DESCRIPTION: limited family business (dumpster storage and delivery service)

Attachments: [CUP 2652 Staff Report](#)

[CUP 2652 Town Action](#)

[CUP 2652 APP](#)

[CUP 2652 Map](#)

[CUP #2652](#)

In support: Matthew Schultz

Opposed: none

A motion was made by KRONING, seconded by BOLLIG, 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.

Standard Conditions for all Conditional Use Permits from 10.101(7):

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 CUP # 2652:

13. 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.

14. All dumpsters and related equipment shall be stored inside the accessory building, as proposed.

15. Sanitary fixtures in the accessory buildings are prohibited.

16. This permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02653](#)

PETITION: CUP 02653

APPLICANT: MELISSA AND CASEY HELBACH

LOCATION: 6993 APPLEWOOD DRIVE, SECTION 27, TOWN OF MIDDLETON

CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2653 Staff Report](#)

[CUP 2653 Town Action](#)

[CUP 2653 APP](#)

[CUP 2653 Map](#)

[CUP 2653 Public comment - Ross](#)

[CUP 2653 Public comment - Bubb](#)

[CUP 2653 Public comment - Dudiak](#)

[CUP 2653 Public comment - Vreeland](#)

[CUP 2653 Public comment - VandeBerg](#)

[CUP 2653 Public comment - Van Den Heuvel](#)

[CUP 2653 Public comment - Ferguson](#)

In support: Melissa Helbach

Opposed: none present (see written public comments submitted)

A motion was made by BOLLIG, seconded by KRONING, that the Conditional Use Permit be postponed due to opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02654](#)

PETITION: CUP 02654
APPLICANT: LW REAL ESTATE HOLDINGS LLC
LOCATION: 5458 REINER ROAD, SECTION 24, TOWN OF BURKE
CUP DESCRIPTION: temporary concrete batch plant for road project

Attachments: [CUP 2654 Staff Report](#)
[CUP 2654 Town Action](#)
[CUP 2654 City of Madison Letter in Opposition](#)
[CUP 2654 Applicant response full text](#)
[CUP 2654 APP](#)
[CUP 2654 Map](#)

No action taken (petition withdrawn by applicant prior to public hearing)

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

[12131](#)

PETITION: REZONE 12131
APPLICANT: DIANE E ERB
LOCATION: NORTH OF 1378 SUTTER RD, SECTION 2, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District and RR-2 Rural Residential District
REASON: create three residential lots

Attachments: [12131 Ord Amend](#)
[12131 Staff Update](#)
[12131 Town Action](#)
[12131 Revised CSM - south lots](#)
[12131 Density study](#)
[12131 APP rev](#)
[12131 MAP](#)

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

1. A deed restriction shall be recorded on tax parcels 050602480602, 050602495605, 050602490002 and 050602485009 stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original E. J. Sutter farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12141](#)

PETITION: REZONE 12141
APPLICANT: BALWINDER & RAJINDER SEERHA
LOCATION: 8773 AIRPORT ROAD, SECTION 6, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District
REASON: creating one residential lot

Attachments: [12141 Ord Amend - Denial](#)

[12141 Staff Update](#)

[12141 Town Action](#)

[12141 APP](#)

[12141 MAP](#)

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be denied due the proposal is inconsistent with Town land division requirements. The motion carried by the following vote: 5-0.

1. The proposal is inconsistent with Town land division requirements. The proposal did not satisfy the requirements for the four (4) steep slope-related variances required under the Town's subdivision ordinance for the proposed land division because the hardship is self-imposed.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

[2024](#)
[OA-023](#)

AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE REVIEW PROCESS FOR CONDITIONAL USE PERMITS

Sponsors: DOOLAN, KRONING and POSTLER

Attachments: [OA 23 2024 Staff Memo](#)

[2024 OA-23](#)

[OA-023 Tracking Sheet \(final\)](#)

[OA 23 Rutland Chair Statement of Concerns](#)

[OA 23 email - lgl](#)

[OA 23 email - lgl - 2](#)

[OA 23 email - Wood](#)

[Albion OA 23 Action Report](#)

[Black Earth OA 23 Action Report](#)

[Blooming Grove OA 23 Action Report](#)

[Burke OA 23 Action Report](#)

[Christiana OA 23 Action Report](#)

[Cottage Grove OA 23 Action Report](#)

[Deerfield OA 23 Action Report](#)

[Dunkirk OA 23 Action Report](#)

[Dunn OA 23 Action Report](#)

[Mazomanie OA 23 Action Report](#)

[Medina OA 23 action report](#)

[Oregon OA 23 Action Report](#)

[Perry OA 23 Action Report](#)

[Pleasant Springs OA 23 Action Report](#)

[Primrose OA-23 Action Report](#)

[Rutland OA 23 Action Report](#)

[Springdale email indicating no action](#)

[Verona OA 23 Action Report](#)

[Vermont TB minutes 2-10-25](#)

[Vienna OA 23 action report](#)

[Cross Plains OA 23 Action Report](#)

[Springdale email indicating no action](#)

[Dane OA 23 Action Report](#)

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

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

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 7:20 PM. The motion carried unanimously.