



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, February 24, 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.

The February 24, 2026 Zoning and Land Regulation Committee meeting will be a hybrid meeting. Members of the public can either attend in person or virtually via Zoom.

The public can attend in person at Room 354, City-County Building, 210 Martin Luther King Jr. Boulevard, Madison, WI.

The public can access the meeting virtually with the Zoom application or by telephone.

To join the meeting in Zoom, click the following link (after you fill out the form, the meeting link and access information will be emailed to you):

https://zoom.us/webinar/register/WN_iUKDKvfjSn6rJvZDKcxxDA

This link will be active until the end of the meeting.

To join the meeting by phone, dial-in using the following toll-free phone number:

1-888-788-0099

When prompted, enter the following Webinar ID: 940 8223 9811

A. Call to Order

Chair DOOLAN called the February 24, 2026 Zoning and Land Regulation Committee meeting to order at 6:31 PM.

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

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

[2025](#) February 24, 2026 ZLR Registrants
[RPT-752](#)

Attachments: [February 24th ZLR registrations](#)

C. Consideration of Minutes

[2025](#) February 10, 2026 ZLR Committee Meeting Minutes
[MIN-568](#)

Attachments: [February 10th ZLR Committee Work Meeting Minutes](#)

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

[12248](#) PETITION: REZONE 12248
APPLICANT: JEGLUM & ASSOCIATES LLC (JONATHON JEGLUM)
LOCATION: WEST OF 473 STATE HWY 78, SECTION 29, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating a 3-acre residential spot zone on an 80-acre property

Attachments: [12248 Ord Amend](#)
[12248 Staff Report](#)
[12248 Town Action](#)
[12248 Density Study](#)
[12248 Shared Driveway Easement](#)
[12248 APP](#)
[12248 MAP](#)
[12248 DOT access permit](#)

In support: Ken Karls, Jonathon Jeglum
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 shared access shall be recorded for the new home and the existing farmstead home.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[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 FP-1 Farmland Preservation District,
RR-4 Rural Residential District and RR-16 Rural Residential District
REASON: creating one agricultural lot and 3 residential lots (one for existing residence)

- Attachments:** [12249 Staff Report](#)
[12249 Town Action](#)
[12249 Density Study](#)
[12249 APP](#)
[12249 MAP](#)
[12249 Public comment - Haig and Akins](#)
[12249 Public comment - Brush opposed](#)

In support: Heidi Kopras, Ryan Cowan, Stephanie Belmas, Christopher Belmas
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed to allow for additional time to address staff's concerns with land suitability. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12250](#)

PETITION: REZONE 12250
APPLICANT: PGUV LLC
LOCATION: WEST OF 5954 DAENTL SERVICE ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: RR-8 Rural Residential District TO GC General Commercial District and
NR-C Natural Resource Conservation District
REASON: change zoning for commercial development - indoor sales and service of golf carts
and utility vehicles

- Attachments:** [12250 Staff Report](#)
[12250 Town Action](#)
[12250 APP](#)
[12250 MAP](#)

In support: Devon Pittman
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed to allow for additional time in order for the applicant to provide the additional information listed in the staff report. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12251](#)

PETITION: REZONE 12251
APPLICANT: DUNCAN R CAMPBELL
LOCATION: 4908 FELLAND ROAD, SECTION 35, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12251 Ord Amend](#)
[12251 Staff Report](#)
[12251 Town Action](#)
[12251 APP](#)
[12251 MAP](#)

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be recommended for approval, with a 180-day Delayed Effective Date deadline to record the CSM. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2693](#)

PETITION: CUP 02693
APPLICANT: PGUV LLC
LOCATION: WEST OF 5954 DAENTL SERVICE ROAD, SECTION 8, TOWN OF BURKE
CUP DESCRIPTION: outdoor storage - golf carts and utility vehicles

Attachments: [CUP 2693 Staff Report](#)
[CUP 2693 Town Action Reso](#)
[CUP 2693 APP](#)
[CUP 2693 MAP](#)

In support: Devon Pittman
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2694](#)

PETITION: CUP 02694
APPLICANT: JAKE ANTOS
LOCATION: 3514 STATE HIGHWAY 138, SECTION 2, TOWN OF RUTLAND
CUP DESCRIPTION: limited family business - excavating contractor

Attachments: [CUP 2694 Staff Report](#)
[CUP 2694 Town Action](#)
[CUP 2694 APP](#)
[CUP 2694 MAP](#)
[CUP 2694 Public comment - Wendt](#)

In support: Hannah Antos, Jake Antos
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Conditional Use Permit be postponed to allow for additional time for the applicant to work with the town to amend the plan and conditions of approval. The motion carried by the following vote: 5-0.

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

[2695](#)

PETITION: CUP 02695
APPLICANT: VALORIE AND JOEL NYEHUIS
LOCATION: 3857 W. JARGO RD., SECTION 24, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: limited family business and community nonprofit use (horse rescue)

Attachments: [CUP #2695](#)
[CUP 2695 Staff Report](#)
[CUP 2695 Town Action](#)
[CUP 2695 Site and Operations Plan](#)
[CUP 2695 APP](#)
[CUP 2695 MAP](#)

In support: Valorie Nyenhuis, Kristine Wells
Opposed: none
Neither support or oppose: John Gollither

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.

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

14. The conditional use shall be limited to 6 horses at any one time.

15. 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.

16. Sanitary fixtures in the building are prohibited.

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

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

12242

PETITION: REZONE 12242

APPLICANT: TERRY CHADWICK

LOCATION: 1406 SCHADEL ROAD, SECTION 31, TOWN OF DEERFIELD

CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District

REASON: reconfigure existing residential lot and create an agricultural lot

Attachments: [12242 Ord Amend](#)
[12242 Staff Report Update](#)
[12242 Staff Report](#)
[12242 Town Action](#)
[12242 Density study](#)
[12242 APP](#)
[12242 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 two-lot CSM shall be recorded, which depicts areas with slopes over 20% as being unbuildable.
2. A deed restriction being recorded which states that no more residential development is allowed on parcels 0712-314-8050-6, 0712-314-9501-8, and 0712-314-9080-8, as the development rights for the original Dennis Chadwick farm have been exhausted under the town land use plan policies.
3. The existing house shall be removed within 60 days of occupancy of the new house.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

[2025 LD-013](#) Preliminary Plat - Kennedy Hills 2nd Addition
Town of Cottage Grove
Staff recommends conditional approval.

Attachments: [Conditions to ZLR](#)

[KENNEDY HILLS SECOND ADD PRELIMINARY PLAT](#)

[12048 Staff Update](#)

[12048 Ord Amend](#)

[12048 CAL Notice](#)

A motion was made by KRONING, seconded by BOLLIG, that the preliminary plat be approved with conditions. The motion carried by the following vote: 5-0.

1. Rezone Petition #12048 is to become effective and all conditions are to be satisfied prior to the recording of the CSM. (County Board approved the Petition on July 18, 2024)
 - Recording of an approved plat
 - Up to 50 residential lots may be platted on the SFR-08 zoned land.
 - The TDR□S (Sending Area) overlay zoning district shall be applied to tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC).
 - The TDR□R (Receiving Area) overlay zoning district shall be applied to the portion of the proposed SFR-08 property corresponding to tax parcel 0711-101-8502-0.
 - A deed notice shall be recorded on the receiving area property indicating that the SFR-08 zoned property was created by a transfer of development rights.
 - Two separate agricultural conservation easements prohibiting nonfarm development on a minimum of 35 acres shall be recorded on each of the following two identified sending properties:
 - a. Tax parcel 0711-364-9000-6 (Duane and Linda Skaar)
 - b. Tax parcels 0711-123-8000-9 and 0711-123-9500-2 (Badger Farms LLC)
2. All public land dedications are to be clearly designated “dedicated to the public.”
 - Outlot 1 needs to clarify if the intention is to dedicate to the public.
3. 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
4. All street names shall be consistent with chapter 76 of the Dane County Ordinances. Comments provided by Land Records Administrator/County Surveyor Dan Frick.
 - The new road names of HOMELAND DRIVE and FARMHOUSE ROAD are approved with no duplication county-wide.
 - CONESTOGA TRAIL and WOODED RIDGE TRAIL on one alignment will need to change at a prominent intersection. The logical place to change these names is at the intersection with FARMHOUSE ROAD. Please move the location of the label of CONESTOGA TRAIL on the plat to between HOMELAND DRIVE and FARMHOUSE ROAD.
 - Recommend that the Town make this intersection a 3 way stop to further indicate the change in road name. It is not good practice to have a singular alignment change road name with no indication or change in traffic pattern / intersection.

5. As per Ch. 14.45 and 14.46 of the DCCO, an erosion control plan and a stormwater permit shall be approved by the Dane County Land and Water Resource department prior to any land disturbing activities associated with this plat.
- Storm water drainage facilities of a size and design that will adequately accommodate design volumes of flow and which will present no hazard to life or property shall be installed in accordance with plans and specifications approved by the committee.
 - The subdivider shall cause all gradings, excavations, open cuts, side slopes and other land surface disturbances to be mulched, seeded, sodded or otherwise protected so that erosion, siltation, sedimentation and washing are prevented. The committee may request the subdivider to submit an erosion control plan that specifies measures that will be taken to assure the minimization of erosion problems. The erosion control plan may be reviewed by the soil conservation district to determine the adequacy of the proposed measures. Guidelines, standards and specifications contained within the publication "Minimizing Erosion in Urbanizing Areas" will provide a framework for the development, review and implementation of the erosion control plan.
6. Existing structures shown on proposed lots 48 and 49 are to be removed prior to the recording of the final plat.
7. As per Ch. 75.16(1), the final plat is to be submitted within six months from the approval date of the preliminary plat.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

G. Resolutions

[2025
RES-374](#) ADDENDUM TO CONTRACT 16087 BETWEEN AYRES ASSOCIATES
AND DANE COUNTY

Sponsors: KRONING, DOOLAN and ENGELBERGER

Attachments: [2025 RES-374](#)
[2025 RES-374-FISCALNOTE](#)

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2025](#)
[RPT-740](#) Review of the 2026-2028 Legislative Agenda

Attachments: [ZLR - Leg Agenda Memo](#)
[2026-28 Legislative Agenda Working Draft committees](#)
[Color Key](#)

The Committee expressed support for the legislative agenda, including the addition of the item related to state transfer fee formula changes.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 7:50 PM. The motion carried unanimously.