



# 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.*

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Tuesday, June 23, 2026

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

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

#### A. Call to Order

Chair DOOLAN called the June 23, 2026 Zoning and Land Regulation Committee meeting to order at 6:31 PM.

Staff present: Everson, Holloway, Hilbert, Violante

Present 5 - MICHELE DOOLAN, JEFFREY KRONING, DAVID PETERSON, DON POSTLER, and MICHELE RITT

[2026](#)  
[RPT-159](#)

June 23, 2026 ZLR Committee Registrants

Attachments: [June 23rd ZLR registrations](#)

#### B. Public comment for any item not listed on the agenda

No comments

#### C. Consideration of Minutes

1. [2026](#)  
[MIN-113](#) JUNE 9TH ZLR COMMITTEE WORK MEETING MEETINGS

Sponsors: Board of Adjustment

Attachments: [June 9th 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 - DOOLAN, KRONING, PETERSON, POSTLER and RITT

2. [2026  
MIN-114](#) JUNE 11TH ZLR COMMITTEE MEETING MINUTES

**Sponsors:** Board of Adjustment

**Attachments:** [June 11th ZLR Committee Meeting Minutes](#)

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

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

1. [12282](#) PETITION: REZONE 12282  
APPLICANT: TURK LIVING TRUST (C/O ANNA KRAFT, TRUSTEE)  
LOCATION: 9533 KAHL RD, SECTION 25, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District  
REASON: separate existing residence from the rest of the farm to settle an estate

**Attachments:** [12282 Ord Amend](#)  
[12282 Staff Report](#)  
[12282 Town Action](#)  
[12282 Density](#)  
[12282 MAP](#)  
[12282 APP](#)

In support: Anna Kraft, Kristi Lemanski  
Opposed: none

**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.**

**An easement (or easements) shall be recorded for the off-lot well and septic drainfield that serve the residence on Lot 1.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2. [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 Staff Report](#)  
[12283 Town Action](#)  
[12283 Density](#)  
[12283 Remnant Plat of Survey](#)  
[12283 MAP](#)  
[12283 APP](#)  
[12283 Public Comment Weil](#)

In support: Devon Van Ess  
In opposition: Rene Heiden, Eliot Butler  
Neither support nor oppose: Todd Boutelle

**A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

3. [12284](#) PETITION: REZONE 12284  
APPLICANT: MICHELLE M THODE  
LOCATION: 10864 COUNTY HIGHWAY A AND LANDS SOUTH, SECTION 18, TOWN OF PERRY  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District and FP-1 Farmland Preservation District  
REASON: creating two residential lots (one for existing farmstead) and one agricultural lot

**Attachments:** [12284 Ord Amend](#)  
[12284 Staff Report](#)  
[12284 Town Action](#)  
[12284 Density Study](#)  
[12284 APP](#)  
[12284 MAP](#)

In support: Andrea Davitt  
Opposed: none

**A motion was made by PETERSON, seconded by KRONING, 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 050618191903, 050618196908, and 050618485006 stating the following:  
a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Donovan Gordon farm have been exhausted per the Town Comprehensive Plan density policies.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

4. [12285](#) PETITION: REZONE 12285  
APPLICANT: GARY & RUTH ZIEGLER LIVING TR  
LOCATION: 6840 DUNLAP HOLLOW ROAD, SECTION 29, TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12285 Staff Report](#)  
[12285 Density Study](#)  
[12285 Easement 4243120](#)  
[12285 Ziegler - Pidgeon Deed Exchange 0907E30](#)  
[12285 APP](#)  
[12285 MAP](#)

In support: Cheryl Ziegler  
Opposed: none  
Neither support nor oppose: Charlene Schmidt, Debra Cooper

**A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed since town action is pending. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

5. [12286](#) PETITION: REZONE 12286  
APPLICANT: JEFFREY AND NANCY HERBRAND  
LOCATION: SOUTH OF 8184 BALLWEG RD, SECTION 26, TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, and  
FP-1 Farmland Preservation District  
REASON: creating one residential lot and one agricultural lot

**Attachments:** [12286 Ord Amend](#)  
[12286 Staff Report](#)  
[12286 Town Action](#)  
[12286 Density Study](#)  
[12286 Splits Agreement DR](#)  
[12286 APP](#)  
[12286 MAP](#)

In support: Matt Herbrand  
Opposed: none

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

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

6. [12287](#) PETITION: REZONE 12287  
APPLICANT: JEROME & LYNN ZANDER  
LOCATION: 9277 WINDY LANE, SECTION 31, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12287 Ord Amend](#)  
[12287 Staff Report](#)  
[12287 Town Action](#)  
[12287 APP](#)  
[12287 MAP](#)

In support: Lynn Zander  
Opposed: none

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

1. Applicant shall apply for and obtain a rural address for the farm operation.
2. A shared driveway access easement shall be recorded to provide access from the terminus of Windy Lane to the adjacent farm operation.
3. A shared private well easement shall be recorded for the existing well.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

7. [12290](#)

PETITION: REZONE 12290  
APPLICANT: MACKLER QTIP TR & ANDREW J MACKLER LIVING TR  
LOCATION: EAST OF 8736 COUNTY HIGHWAY PD, SECTION 10, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: creating four residential lots

- Attachments:** [12290 Ord Amend](#)  
[12290 Staff Report](#)  
[12290 Town Action](#)  
[12290 Density Study](#)  
[12290 Town Minutes and Concept Plan 2 23 2026](#)  
[12290 APP](#)  
[12290 MAP](#)

In support: Andrew Mackler

Opposed: none

Neither support nor oppose: Jonathon Slaney

**A motion was made by KRONING, seconded by PETERSON, 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 CSM lots that states the following:
  - a. Additional land division is prohibited per Town of Springdale land use policies.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

8. [12291](#) PETITION: REZONE 12291  
APPLICANT: KENNETH E ZWEIFEL  
LOCATION: NORTH OF 3038 COUNTY HIGHWAY J, SECTION 1, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12291 Ord Amend](#)  
[12291 Staff Report](#)  
[12291 Town Action](#)  
[12291 Density Study](#)  
[12291 APP](#)  
[12291 MAP](#)

In support: Ken Zweifel  
Opposed: none

**A motion was made by PETERSON, 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. There shall be no further land divisions per the Town of Springdale land use plan policies.
2. Applicant to obtain a Highway Access Permit from Dane County Highway.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

9. [12292](#) PETITION: REZONE 12292  
APPLICANT: HILLSIDE ESTATES LLC (C/O WILLS MANNING)  
LOCATION: EAST OF 320 E. MEDINA ROAD, SECTION 26, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12292 Ord Amend](#)  
[12292 Staff Report](#)  
[12292 Town Action](#)  
[12292 Density Study](#)  
[12292 APP](#)  
[12292 MAP](#)

In support: Wills Manning  
Opposed: none

**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. Applicant to record a deed restriction limiting the keeping of livestock to be within the requirements of the Town of Medina animal unit policy.

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

10. [12293](#)

PETITION: REZONE 12293  
APPLICANT: MARY R ZIMMERMAN & NATHAN CORNISH  
LOCATION: 3955 OBSERVATORY RD, SECTION 21, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and  
FP-1 Farmland Preservation District  
REASON: create one residential lot and two agricultural lots

**Attachments:** [12293 Staff Report](#)  
[12293 Density Study](#)  
[12293 APP](#)  
[12293 MAP](#)

In support: none  
Opposed: none

**A motion was made by PETERSON, seconded by KRONING, that the Zoning  
Petition be postponed since town action is pending. The motion carried by the  
following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

11. [12294](#)

PETITION: REZONE 12294  
APPLICANT: EILEEN MEIXELSPERGER-VAN ACKER  
LOCATION: 10359 COUNTY HIGHWAY KP, SECTION 16, TOWN OF MAZOMANIE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-4  
Rural Residential District, and FP-1 Farmland Preservation District  
REASON: creating two residential lots (one for existing home) and one agricultural lot

**Attachments:** [12294 Ord Amend](#)  
[12294 Staff Report](#)  
[12294 Town Action](#)  
[12294 Density Study](#)  
[12294 APP](#)  
[12294 MAP](#)

In support: Kevin and Diane Fisher  
Opposed: none

**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. Applicant to obtain a Highway Access Permit from Dane County Highway.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12. [12295](#) PETITION: REZONE 12295  
APPLICANT: FRED H WITTE & SONS INC (MOMS CG FARM LLC)  
LOCATION: WITTEWOOD LN SOUTH OF 2924 HOPE RD, SECTION 29, TOWN OF COTTAGE GROVE  
CHANGE FROM: RR-8 Rural Residential District and FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District  
REASON: creating a 10-lot residential subdivision with a transfer of development rights (TDR)

**Attachments:** [12295 Staff Report](#)  
[12295 Density Study TDR Sending prop](#)  
[12295 APP](#)  
[12295 MAP](#)  
[12295 Town Planner Report on Wittewood Rezoning 5.19.26](#)  
[12295 Witte Response to May Rezoning Comments 6.10.26 MR Comments in red 6.16.26](#)

In support: David Dinkel, Dave Witte  
Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed since the town action is pending. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

13. [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 Staff Report](#)  
[CUP 2707 APP](#)  
[CUP 2707 MAP](#)

In support: Jane Becker  
Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Conditional Use Permit be postponed due to pending town action report. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

14. [2708](#)

PETITION: CUP 02708  
APPLICANT: SWALHEIM 2011 REV TR (C/O ELEMENTS LAWN AND SNOW)  
LOCATION: NE OF 3475 N STAR RD, SECTION 27, TOWN OF COTTAGE GROVE  
CUP DESCRIPTION: outdoor storage - dumpsters for contractor business

**Attachments:** [CUP 2708 Staff Report](#)

[CUP 2708 Town Action](#)

[CUP 2708 APP](#)

[CUP 2708 MAP](#)

In support: Travis Leeser

Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Conditional Use Permit be postponed due to the need for more information. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

15. [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 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](#)

In support: Peter Miller, Rachel Miller

In opposition: Mark Olejniczak, David Knocke

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

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

16. [2710](#)

PETITION: CUP 02710  
APPLICANT: BRANDON SCULLION  
LOCATION: 3754 ELNA RD, SECTION 10, TOWN OF BURKE  
CUP DESCRIPTION: garage more than 12 feet in average height

**Attachments:** [CUP 2710 Staff Report](#)

[CUP 2710 APP](#)

[CUP 2710 MAP](#)

In support: Brandon Scullion, Nich Zielsdorf

Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Conditional Use Permit be postponed due to pending town action report. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

17. [2711](#)

PETITION: CUP 02711  
APPLICANT: ELAINE A HODGSON DECLARATION OF TRUST  
LOCATION: 2525 LESLIE RD, SECTION 21, TOWN OF DUNKIRK  
CUP DESCRIPTION: limited family business - agricultural tours and workshops

**Attachments:** [CUP #2711](#)

[CUP 2711 Staff Report](#)

[CUP 2711 Town Action](#)

[CUP 2711 APP](#)

[CUP 2711 MAP](#)

In support: Elaine Hodgson, Larry Hodgson, Rachel Hughes, Chris Neumann  
Opposed: none

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

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. 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,POSTLERandRITT

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

**F. Plats and Certified Survey Maps**

**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 PETERSON that the meeting be adjourned at 9:05 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT