



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, January 27, 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.

A. Call to Order

Chair DOOLAN called the January 27, 2026 Zoning and Land Regulation Committee meeting to order at 6:31 PM.

Staff present: Everson, Hilbert, Kodl, Allan, Violante.

Youth Governance: Grant McManigal

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 by the public.

[2025](#)
[RPT-655](#)

January 27, 2026 ZLR Meeting Registrants

Attachments: [January 27th ZLR registrations](#)

C. Consideration of Minutes

[2025](#)
[MIN-502](#)

January 13, 2026 ZLR Committee meeting minutes

Attachments: [January 13th 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, POSTLER and RITT

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

12233

PETITION: REZONE 12233

APPLICANT: EAST KOSHKONONG CEMETERY ASSOCIATION

LOCATION: 454 E CHURCH ROAD, SECTION 26, TOWN OF CHRISTIANA

CHANGE FROM: FP-35 Farmland Preservation District and FP-1 Farmland Preservation District
TO RM-8 Rural Mixed-Use District, RM-8 Rural Mixed-Use District TO HAM-R Hamlet
Residential District, FP-1 Farmland Preservation District TO FP-35 Farmland Preservation
District

REASON: expanding the cemetery and creating a separate lot for the church buildings

Attachments: [12233 Ord Amend](#)

[12233 Staff Report](#)

[12233 Town Action](#)

[12233 APP](#)

[12233 MAP](#)

In support: Michael Rumpf

Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be recommended for approval subject to the applicants recording the CSM. A cemetery plat will not be required, in accordance with 157 Wis Stats. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12234

PETITION: REZONE 12234
APPLICANT: DUAINE TRAGER FAMILY - TYLER
LOCATION: 9874 STATE HWY 19, SECTION 11, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
and RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12234 Ord Amend](#)

[12234 Staff Report](#)

[12234 Town Action](#)

[12234 Density](#)

[12234 APP](#)

[12234 MAP](#)

In support: Tyler Endres
Opposed: none

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 highway access permit shall be obtained from Wisconsin DOT for the FP-1 lot.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12235

PETITION: REZONE 12235
APPLICANT: ANGELINE TURZENSKI SURVIVORS TR (C/O THERESE STEFFES)
LOCATION: EAST OF 9760 WILKINSON RD, SECTION 1, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: creating one residential lot

Attachments: [12235 Ord Amend](#)

[12235 Staff Report rev](#)

[12235 Staff Report](#)

[12235 Town Action](#)

[12235 Density](#)

[12235 Murray CSM Prelim](#)

[12235 APP](#)

[12235 MAP](#)

In support: Matt Fleming
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12236

PETITION: REZONE 12236
APPLICANT: TERESA SCHERNECKER
LOCATION: 983 YORK CENTER ROAD, SECTION 21, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12236 Ord Amend](#)
[12236 Staff Report](#)
[12236 Town Action](#)
[12236 APP](#)
[12236 MAP](#)

In support: Tyler Wilkinson
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12237

PETITION: REZONE 12237
APPLICANT: EVERSON PROPERTIES, LLC
LOCATION: NORTH OF 3440 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO NR-C Natural Resource Conservation District
REASON: rezoning to enable land purchase (shift property lines between adjacent owners)

Attachments: [12237 Ord Amend](#)
[12237 Staff Report](#)
[12237 Town Action](#)
[12237 APP](#)
[12237 MAP](#)

In support: Mike Calkins
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12238

PETITION: REZONE 12238
APPLICANT: SKAAR PIT LLC
LOCATION: 3440 COUNTY HIGHWAY N, TO N. STAR RD AND HWY 12&18, SECTION 28,
TOWN OF COTTAGE GROVE
CHANGE FROM: RM-16 Rural Mixed-Use District, LC Limited Commercial District and AT-35
Agricultural Transition District TO HC Heavy Commercial District; AT-35 Agriculture Transition
District TO NR-C Natural Resource Conservation District; RM-16 Rural Mixed-Use District TO
UTR Utility, Transportation and ROW District and the GC General Commercial District
REASON: creating a 7-lot commercial subdivision

Attachments: [12238 Staff Report](#)

[12238 Town Action](#)

[12238 Town Planner Report on Skaar Pit Business Park_11.19.25](#)

[12238 Development Concept Plan](#)

[12238 Preliminary Plat 2025-10-16](#)

[12238 Proposed deed restrictions UPDATED](#)

[12238 Proposed deed restrictions](#)

[12238 Engineering Plans 10-09-2025](#)

[12238 Traffic Impact Analysis rev 2026-01-16](#)

[12238 Soil Tests](#)

[12238 APP](#)

[12238 MAP](#)

In support: Mike Calkins, Dennis Richardson

Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12239

PETITION: REZONE 12239
APPLICANT: SAMUEL AND SHANIA OLSON
LOCATION: 6301 STATE HIGHWAY 78, SECTION 2, TOWN OF MAZOMANIE
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District and RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [12239 Ord Amend](#)
[12239 Staff Report](#)
[12239 Town Action](#)
[12239 APP](#)
[12239 MAP](#)

In support: Samuel Olson
Opposed: None

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12240

PETITION: REZONE 12240
APPLICANT: JOHN BAILEY AND ERIKA FOSTER
LOCATION: 2950 COUNTY HIGHWAY N, SECTION 4, TOWN OF PLEASANT SPRINGS
CHANGE FROM: RR-1 Rural Residential District and FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expanding the size of an existing residential lot

Attachments: [12240 Ord Amend](#)
[12240 Staff Report](#)
[12240 Town Action](#)
[12240 APP](#)
[12240 MAP](#)

In support: Erika and John Bailey
Opposed: none

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12241

PETITION: REZONE 12241
APPLICANT: SCHMITT TRUST - ROMIE SCHMITT
LOCATION: 6877 / 6887 COUNTY HWY V, SECTION 22, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District and SFR-1 Single Family Residential District TO RR-1 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12241 Ord Amend](#)
[12241 Staff Report](#)
[12241 Town Action](#)
[12241 Density](#)
[12241 APP](#)
[12241 MAP](#)

In support: Joyce Richardson
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0-1

1. A shared access easement shall be recorded for Lot 2 where the home shares a driveway with the adjacent farm operation.

Ayes: 4 - BOLLIG, DOOLAN, KRONING and RITT

Abstain: 1 - POSTLER

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 Staff Report](#)
[12242 Density study](#)
[12242 APP](#)
[12242 MAP](#)

In support: none
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed to allow for additional time for town action and to address requested items. The motion carried by the following vote: 5-0.

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

[12243](#)

PETITION: REZONE 12243
APPLICANT: WEDEWARD LIVING TR
LOCATION: 371 WATERLOO ROAD, SECTION 14, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12243 Ord Amend](#)
[12243 Staff Report](#)
[12243 Town Action](#)
[12243 Density study](#)
[12243 APP](#)
[12243 MAP](#)

In support: Michael Wedeward
Opposed: none

A motion was made by BOLLIG, 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 Lot 1 limiting the keeping of livestock in accordance with the Town of Medina's animal unit restrictions.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12244](#)

PETITION: REZONE 12244
APPLICANT: DAVE AND JULIE WOOD
LOCATION: 3200 LARSEN DRIVE, SECTION 31, TOWN OF BLOOMING GROVE
CHANGE: Removing 0.17 acres from wetland status to non-wetland status
REASON: rezoning a portion of land from wetland status to non-wetland status pursuant to Dane County code of ordinance section 11.10.

Attachments: [12244 Staff Report](#)
[12244 Current CSM 15285](#)
[12244 Wood Concept Map \(11-12-25\)](#)
[12244 APP](#)
[12244 MAP](#)
[12244 Public Comment - Holten support](#)

In support: David Wood
In opposition: Guy Gorsky

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12245

PETITION: REZONE 12245
APPLICANT: MICHAEL AND JENNIFER WALDNER
LOCATION: 1870 TOWER DRIVE, SECTION 25, TOWN OF PLEASANT SPRINGS
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: creating one new residential lot using transfer of development right (TDR)

Attachments: [12245 Staff Report](#)
[12245 Density Study TDR Sending Property](#)
[12245 APP](#)
[12245 MAP](#)

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12246

PETITION: REZONE 12246
APPLICANT: EMMI ROTH USA INC
LOCATION: 1680 WILLIAMS DRIVE, SECTION 32, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12246 Ord Amend](#)
[12246 Staff Report](#)
[12246 Town Action](#)
[12246 MAP](#)
[12246 APP](#)

In support: Michael Mullenberg
Opposed: none

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. The certified survey map shall include utilities, utility agreements, easements, and town language as required by the Town of Pleasant Springs.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12247

PETITION: REZONE 12247
APPLICANT: TOWN OF PERRY (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: VARIOUS AREAS - SEE LIST
CHANGE: Various Areas - See List
REASON: a town sponsored blanket rezone of multiple parcels to correct the zoning map

Attachments: [12247 Staff Report](#)
[12247 Town Action](#)
[12247 APP](#)
[Perry Map](#)
[Perry Map Series](#)

In support: none
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed to allow additional time to verify correct list of parcels, in light of a landowner question just before the meeting. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02690

PETITION: CUP 02690
APPLICANT: DAVID AND PATRICIA JUDD
LOCATION: 6412 COUNTY HWY A, SECTION 13, TOWN OF MONTROSE
CUP DESCRIPTION: secondary farm residences to house employees of the farm operation / horse boarding facility

Attachments: [CUP 2690 Staff Report](#)
[CUP 2690 Town Action](#)
[CUP 2690 Sanitarian POWTS review](#)
[CUP 2690 APP](#)
[CUP 2690 MAP](#)

In support: Melissa Huggins, David Judd

A motion was made by KRONING, seconded by BOLLIG, that the Conditional Use Permit be postponed to allow for additional time for the applicants to provide additional information. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02691

PETITION: CUP 02691
APPLICANT: FIRST KOSHKONONG CHURCH
LOCATION: 454 E. CHURCH ROAD, SECTION 26, TOWN OF CHRISTIANA
CUP DESCRIPTION: expansion of an existing cemetery

Attachments: [CUP #2691](#)

[CUP 2691 Staff Report](#)

[CUP 2691 Town Action](#)

[CUP 2691 APP](#)

[CUP 2691 MAP](#)

In support: Michael Rumpf

Opposed: none

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

CUP 2691 conditions:

1. Any conditions required for specific uses listed under s. 10.103 (none).
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.

Unique Conditions for this CUP:

13. This CUP shall only become effective upon Rezone Petition #12233 becoming effective.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2025
OA-022](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF VIENNA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: POSTLER

Attachments: [2025 OA-022](#)

[Community Notice - Town of Vienna Plan](#)

[2025 Vienna Comprehensive Plan](#)

[Planned Land Use Map](#)

[Staff Memo - Town of Vienna Comp Plan 2025](#)

[2025 OA-022 Public comment - Karls](#)

[2025 OA-022 Public Comments - Lynch opposed](#)

In support: Jerry Marx

In opposition: David Lynch

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

12224

PETITION: REZONE 12224
APPLICANT: NATHAN MOE ENTERPRISES LLC
LOCATION: EAST OF 1926 SKYLINE DRIVE, SECTION 29, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District
REASON: creating one residential lot

Attachments: [12224 Ord Amend](#)
[12224 Staff Report Update](#)
[12224 Town Action](#)
[12224 Density Study](#)
[12224 MAP](#)
[12224 APP](#)
[12224 Public Comment - FOLKS Opposed](#)
[12224 Public Comment - Gilles](#)
[12224 FOLKS Bottorff letter requesting postponement](#)
[12224 Email from Town Plan Commission Chair 012726](#)

A motion was made by BOLLIG, seconded by KRONING, to direct staff to add the new public comments received today to the public record. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

In support: Natally Fisher, Nathan Moe;
Neither support or oppose: David Gilles, John Bottorff, Keith Comstock

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. Owner shall record a deed restriction on the balance of FP-35 zoned land prohibiting nonfarm residential development (tax parcels 061129385001 and 061129380355).
2. The northern 350 feet of the lot shall be protected from future development (structures or pavement).
3. The applicants shall execute a maintenance agreement with the Town for the pond on the residential lot.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

F. Plats and Certified Survey Maps

[2025 LD-011](#) Preliminary Plat - Kennedy Hills 2nd Addition
Town of Cottage Grove
Staff recommends acceptance and schedule for future consideration.

Attachments: [acceptance](#)

[KENNEDY HILLS SECOND ADD PRELIMINARY PLAT](#)

[12048 CAL Notice](#)

[12048 Ord Amend](#)

[12048 Staff Update](#)

[referral](#)

A motion was made by BOLLIG, seconded by KRONING, that the preliminary plat be accepted and schedule for consideration. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2025 LD-012](#) Final Plat - Lazy M Estates
Town of Middleton
Consideration of the December 13, 2022 conditional approval and execution of the plat document pursuant to established committee policy.
Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditional approval](#)

[210797 Lazy M Estates \(11-16-22\)](#)

[12163 CAL Notice](#)

[21-26](#)

A motion was made by KRONING, seconded by BOLLIG, that the final be signed and dated by the chair. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

G. Resolutions

H. Ordinance Amendment

[2025
OA-022](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF VIENNA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: POSTLER

Attachments: [2025 OA-022](#)

[Community Notice - Town of Vienna Plan](#)

[2025 Vienna Comprehensive Plan](#)

[Planned Land Use Map](#)

[Staff Memo - Town of Vienna Comp Plan 2025](#)

[2025 OA-022 Public comment - Karls](#)

[2025 OA-022 Public Comments - Lynch opposed](#)

Action taken above under the public hearing item.

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 8:17 PM. The motion carried by the following vote: 5-0

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT