

Dane County



Minutes

Tuesday, December 16, 2025

6:30 PM

See below for additional instructions on how to attend the
meeting and provide public testimony.
Hybrid Meeting: Attend in person at the City County Building in
Room 354; or Attend virtually via Zoom.

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.

A. Call to Order

Chair DOOLAN called the December 16, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Hilbert, Holloway, Lane, Everson, Violante
YGP member present: 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 made by the public.

2025 December 16th ZLR Registrations
RPT-588

C. Consideration of Minutes

Present 5 - JERRY BOLLIG, MICHELE DOOLAN, JEFFREY KRONING, DON POSTLER, and MICHELE RITT

2025 November 25, 2025 ZLR Committee meeting minutes
MIN-440

A motion was made by BOLLIG, seconded by KRONING, to approve the minutes.
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

12221 PETITION: REZONE 12221
APPLICANT: DONNA J STOLL REV TR
LOCATION: 731 AND 685 NORLAND ROAD, SECTION 20, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and RM-16 Rural Mixed-Use District
REASON: create one new residential lot and one lot for existing farmstead

In support: Brian Stoll
Opposed: none

A motion was made by BOLLIG, seconded by KRONING, to approve the Zoning Petition, as amended with RR-16 zoning on the large lot, with conditions. The motion carried by the following vote: 5-0

1. The applicant shall record a deed restriction on proposed Lot 2 (the RR-4 lot) to prohibit commercial use prior to a home being constructed on the lot.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12222

PETITION: REZONE 12222

APPLICANT: JOHN AND SUSAN STEEL (C/O ROMAN PUCCETTI)

LOCATION: 11190 COUNTY HIGHWAY Y, SECTION 9, TOWN OF MAZOMANIE

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: creating one residential lot

In support: Roman Puccetti

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 Dane County Highway Department for the residential lot.
2. A deed restriction shall be recorded on the lot to prohibit commercial use prior to a home being constructed.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

In support: Nathan Moe, Nataly Fisher

Neither support or oppose: David Gilles, Maggie and Kathy McGinnis

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed to the January 27th ZLR meeting due to no town action report and public opposition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12225

PETITION: REZONE 12225

APPLICANT: ROBERT FORLER

LOCATION: 4111 CATALPA LANE, SECTION 16, TOWN OF DUNN

CHANGE FROM: RM-8 Rural Mixed-Use District TO SFR-08 Single Family Residential District

REASON: shifting of property lines between adjacent land owners

In support: Scot Berner

Opposed: none

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

12226

PETITION: REZONE 12226

APPLICANT: JEROME C HELMENSTINE

LOCATION: SOUTH OF 4785 COUNTY HWY FF, SECTION 6, TOWN OF VERMONT

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-1 Farmland Preservation District TO RR-2 Rural Residential District

REASON: creating one residential lot

In support: Jackie and Jerome Helmenstine, Dustin Helmenstine, Kristi Lemanski

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 driveway access easement shall be provided to ensure access to the lot and the farmstead.

2. An access permit shall be obtained from Dane County Highway Department for the modified use of the existing driveway.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12227

PETITION: REZONE 12227

APPLICANT: AMEN LIVING TR

LOCATION: 8145 DAIRY RIDGE ROAD, SECTION 13, TOWN OF SPRINGDALE

CHANGE FROM: SFR-1 Single Family Residential District TO RM-16 Rural Mixed-Use District,
AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District

REASON: combining property into one lot

In support: Scott and Carmen Amen

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

12228

PETITION: REZONE 12228
APPLICANT: LESLIE I OROSZ
LOCATION: 5480 COUNTY HWY A, SECTION 22, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District and FP-1 Farmland Preservation District TO RM-16 Rural Mixed-Use District, FP-35 Farmland Preservation District and FP-1 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating two residential lots - one for an existing residence and one for a new home

In support: Les Orosz, Gary Blazek

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 both CSM lots to prohibit further development, as the housing density rights have been exhausted per the Town land use plan.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12229

PETITION: REZONE 12229
APPLICANT: TOWN OF DEERFIELD (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: VARIOUS AREAS - SEE LIST, TOWN OF DEERFIELD
CHANGE: Various districts
REASON: a town sponsored blanket rezone of multiple parcels to correct zoning map discrepancies

In support: none

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

12230

PETITION: REZONE 12230
APPLICANT: JOHN OLSON
LOCATION: 3447 STATE HWY 138, SECTION 11, TOWN OF RUTLAND
CHANGE FROM: SFR-08 Single Family Residential District TO HC Heavy Commercial District
REASON: bring property into compliance with current zoning regulations

In support: John Olson
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. Applicant shall record a deed restriction on the HC zoned property limiting land uses exclusively to vehicle repair or maintenance service, and a caretaker's residence.**
- 2. Applicant shall remove the shed currently located south of the garage, prior to the rezone petition becoming effective.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12231

PETITION: REZONE 12231
APPLICANT: EPIC SYSTEMS CORPORATION
LOCATION: SOUTHWEST OF 2645 COUNTRY VIEW ROAD, SECTION 17/18, TOWN OF VERONA
CHANGE 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 Ordinances Section 11.10.

In support: Nathan Lockwood, Isaac Shrock
Opposed: none

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed at the applicants' request, to allow more time for discussion with the town before proceeding with the petition. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12232

PETITION: REZONE 12232
APPLICANT: TOWN OF VERMONT (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: VARIOUS AREAS - SEE LIST, SECTION 15, TOWN OF VERMONT
CHANGE: Various districts
REASON: a town sponsored blanket rezone of multiple parcels to correct zoning map discrepancies

In support: none
Opposed: none
Neither support nor oppose: Kevin Paar

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

02686

PETITION: CUP 02686

APPLICANT: ARINGTON ADVENTURES LLC

LOCATION: 2959 EVERGREEN DRIVE, SECTION 5, TOWN OF CHRISTIANA

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

In support: Cindy Cutrano

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 (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.

Conditions specific to CUP # 2686:

13. The number of rental guests shall be limited to eight (8) on site at a time.

14. Dirt bike, ATV, and firearm use is prohibited on site, in association with the rental operation.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02687

PETITION: CUP 02687
APPLICANT: JOHN OLSON
LOCATION: 3447 STATE HWY 138, SECTION 11, TOWN OF RUTLAND
CUP DESCRIPTION: caretaker's residence

In support: John Olson, Kent Knutson
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.

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.

Conditions specific to CUP # 2687:

13. This CUP is only effective upon Rezone Petition #12230 becoming effective.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02688

PETITION: CUP 02688

APPLICANT: EPIC SYSTEMS CORPORATION

LOCATION: SOUTHWEST OF 2645 COUNTRY VIEW ROAD, SECTION 17/18, TOWN OF VERONA

CUP DESCRIPTION: construction of a driveway through the nr-c natural resource conservation zoning district

In support: Nathan Lockwood, Isaac Schrock

Opposed: none

Neither support nor oppose: Mark Geller

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

2689

PETITION: CUP 02689

APPLICANT: PAOLI CHEESE FACTORY ASSOCIATION LLC

LOCATION: 6858 PAOLI ROAD, SECTION 2, TOWN OF MONTROSE

CUP DESCRIPTION: indoor entertainment or assembly, outdoor entertainment, and commercial indoor lodging (add additional hotel rooms)

In support: Nic Mink

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.

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, including Town of Montrose alcohol licenses. 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 # 2689:
13. No more than the following number of people may be on the premises at any one time, associated with each specific use of the property:
 - a. Indoor commercial lodging (hotel), no more than 44 guests.
 - b. Indoor assembly, no more than 107 patrons total, consisting of the following:
 - i. Formal restaurant, no more than 60 patrons;
 - ii. Casual restaurant / café, no more than 15 patrons;
 - iii. Bar, no more than 32 patrons.
 - c. Outdoor entertainment, outdoor assembly, no more than 84 patrons or guests.
14. Hours of operation shall be limited to the following:
 - a. Hotel, 24 hours a day, 7 days a week.
 - b. Retail and café uses, 7:00 a.m. to 8:00 p.m., 7 days a week.
 - c. Formal restaurant and bar, 11:00 a.m. to 9:00 p.m., Wednesday through Sunday. The restaurant and bar will be closed on Monday and Tuesday.
15. The operation shall not employ more than 24 employees in total, with no more than 19 employees on the site at any one time.
16. At least 92 off-street parking spaces must be provided, consistent with s. 10.102(8).
17. Outdoor entertainment allows for music on Sunday through Thursday to end no later than 8:00pm, and on Friday and Saturday to end no later than 11:00pm.
18. This CUP will expire on January 28, 2028 (per the previous Town Board approval). Continuance of covered activities after the expiration date requires approval of a new conditional use permit.
19. If there are complaints about the volume of the music, the town may require decibel restrictions with a new conditional use permit process.
20. The parking area in front of the building (on the north side of CTH PB/Paoli Road) shall be striped for parallel parking only, by July 1, 2026. No angled or 90-degree parking shall be allowed unless otherwise approved by the Dane County Highway Department. A Permit to Work in County Trunk Highway Right of Way is required prior to striping.
21. A certified survey map (CSM) shall be recorded on the property to consolidate the land into a single lot containing the entire business operation. No additional zoning permits shall be issued until the CSM is recorded.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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

12211

PETITION: REZONE 12211
APPLICANT: LEVI AND LYDIA YODER
LOCATION: NORTH OF 5250 JOHN WILKINSON RD, SECTION 28, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District and
RM-8 Rural Mixed-Use District
REASON: creating two lots for residential and agricultural use, transferring one development
right

In support: Levi Yoder, Thomas Flogel

**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 notice shall be recorded on CSM Lot 3 that indicates it was created by a transfer of development rights.
2. A deed notice shall be recorded on the Frey tax parcel 080629499305 stating the following:
 - a. Further residential/nonfarm development is prohibited. The housing density rights for the original Marvin Johnson farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

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 BOLLIG, seconded by KRONING, that the meeting be adjourned at 7:42 PM. The motion carried unanimously.