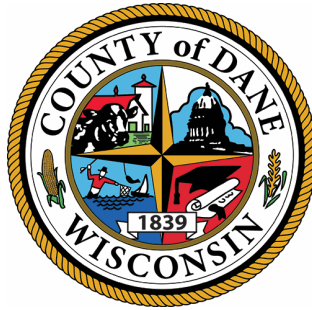


Dane County



Minutes

Tuesday, October 28, 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 October 28, 2025 Zoning and Land Regulation committee meeting to order at 6:30 PM.

Staff present: Everson, Holloway, Lane, Kollenbroich, Violante, Hagberg
Youth In Governance member: Grant McManigal
Postler arrived at 6:32pm.

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.

The November 11th ZLR Committee meeting will be cancelled due to Veteran's Day.

C. Consideration of Minutes

[2025](#)
[MIN-351](#)

Minutes of the October 17, 2025 Zoning and Land Regulation Committee meeting

A motion was made by KRONING, seconded by BOLLIG, 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

[12199](#)

PETITION: REZONE 12199
APPLICANT: ROBERT WENDT
LOCATION: EAST OF 6315 COUNTY HWY TT, SECTION 4, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: create an agricultural lot

In support: Robert Wendt
Opposed: none

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

1. An access permit shall be obtained from Dane County Highway for access onto County Highway TT.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12201](#)

PETITION: REZONE 12201
APPLICANT: ROBERT & CAROLYN KELLY-DAVIS
LOCATION: 8292 DAIRY RIDGE ROAD, SECTION 14, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District , AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District
REASON: change zoning to allow for the expansion of an existing quarry

In support: Robin Loger, Dustin O'Connell
Opposed: none
Neither support nor oppose: Carmen Amen

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

1. A deed restriction shall be recorded on the RM-8 lot to prohibit further land division in accordance with Town of Springdale policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02681](#)

PETITION: CUP 02681
APPLICANT: KELLY DAVIS REV TR, CAROLYN S
LOCATION: 8292 DAIRY RIDGE ROAD, SECTION 14, TOWN OF SPRINGDALE
CUP DESCRIPTION: mineral extraction

Motion by KRONING, second by BOLLIG, to move CUP Petition #2681 up on the agenda to follow Rezone 12201. The motion passed by the following vote: 5-0

In support: Robin Loger, Dustin O'Connell

Opposed: none

Neither support or oppose: Carmen Amen

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) The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan, phasing plan, and following conditions.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) All vehicles and equipment must access the site only at the approved location identified in the site plan and operations plan.
- 7) Township roads shall not be used for hauling to or from the site, either empty or full, unless the applicant or customers are serving a resident/business on the township roads. All other use of town roads requires Town Board approval.
- 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 must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
- 12) 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.

13) 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. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

14) Topsoil, or appropriate topsoil substitute as approved in a reclamation plan under Chapter 74, Dane County Code, from the area of operation shall be saved and stored on site for reclamation of the area. Topsoil or approved topsoil substitute must be returned to the top layer of fill resulting from reclamation.

15) The applicant shall submit an erosion control plan under Chapter 14, Dane County Code covering the entire CUP area for the duration of operations, and receive approval of an erosion control permit prior to commencing extraction operations.

16) The permit period shall be twenty (20) years from effective date.

17) Reclamation shall meet all requirements of Chapter 74 of the Dane County Code of Ordinances. In addition, all reclamation plans must meet the following standards:

a) Final land uses after reclamation must be consistent with any applicable town comprehensive plan, the Dane County Comprehensive Plan and the Dane County Farmland Preservation Plan.

b) Final slopes shall not be graded more than 3:1 except in a quarry operation.

c) The area shall be covered with topsoil and seeded to prevent erosion.

d) The area shall be cleared of all debris and left in a workmanlike condition subject to the approval of Dane County.

e) Highwalls shall be free from falling debris, be benched at the top, and certified by a civil engineer to be stable.

18) Solid waste dumping is prohibited.

19) The driveway(s) accessing the subject site shall either be paved or covered with crushed asphalt for a minimum distance of 100 feet from the public right-of-way. The operator shall maintain the driveway in a dust free manner in accordance with local, state, and federal regulations, and shall clean any dust, debris or mud tracked onto public roads.

20) The access to the driveway shall have gates securely locked when the extraction site is not in operation. The site shall be signed "no trespassing."

21) All surface and subsurface operations shall be setback a minimum of 20' from property lines that do not abut a public right of way. Operations shall adhere to the conditional use permit boundary as shown on the operation plan.

22) Excavations below the grade abutting of Dairy Ridge Rd. shall be setback 30 feet from the property line. Excavations below the grade abutting USH 18/151 and CTH J shall be setback 42 feet from the property line.

23) Subject to State Statute 66.0441(3)(c), hours of operation shall be 6:00 a.m. to 6:00 p.m. Monday through Friday.

Saturday and Sunday operations are prohibited, except general maintenance on Saturday only. General maintenance does not include crushing, loading, hauling, drilling and blasting. There shall be no operations of any kind on Saturdays, Sundays and holidays. Holidays are to include: New Year's Eve, New Year's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day.

24) The operator shall use spray bars (water) in the crushing process to reduce dust. Use of spray bars is not required when the temperature is below freezing. The operator shall spray the site with water if and when needed to control dust.

25) There shall be a safety fence around the entire extraction area at all times. That safety fence shall be a minimum of 4 feet in height.

-
- 26) Any water pumped off-site shall be in accordance with Wisconsin DNR Stormwater Discharge requirements. There shall be no dewatering of groundwater from the site for operations below the water table.
- 27) The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed then current industry standards for noise abatement.
- 28) The operator shall meet DNR standards for particulate emissions as described in NR 415.075 and NR 415.076, Wisconsin Administrative Code.
- 29) Dane County and the Town shall be listed as additional named insureds on the operator's liability insurance policy, which shall be for a minimum of \$1,000,000 combined single limit coverage per occurrence. The operator shall furnish a copy of a Certificate of Insurance as evidence of coverage before operations commence. The liability insurance policy shall remain in effect until reclamation is complete.
- 30) Blasting:
- a) The operator of the site shall comply with the Town of Springdale Ordinance Title 7 Chapter Regulation of Blasting.
 - b) Blasting shall be limited to Monday through Friday, 8:00 AM to 3:00 PM only. No blasting shall occur on weekends or holidays.
 - c) Notice of Blasting Events. Prior to any blasting event, operator to notify affected neighbors of blasts and to offer pre-blast surveys to nearby residents. Notice shall be provided to nearby residents as described in SPS 307, Wisconsin Administrative Code. In addition, the operator shall maintain a list of residents within ¼ mile of the site who wish to be notified of blasts. Residents need to communicate with operator regarding such requests.
 - d) All blasting on the site must conform to all requirements of SPS 307, Wisconsin Administrative Code, as amended from time to time, or its successor administrative code regulations.
 - e) Fly rock shall be contained within the permitted mineral extraction area.
- 31) Any fuel storage on-site shall comply with ATCP 93, Wisconsin Administrative Code, including provisions for secondary spill containment. All excavation equipment and vehicles shall be fueled, stored, serviced, and repaired on lands at least 3 feet above the highest water table elevation to prevent against groundwater contamination from leaks or spills.
- 32) In the event that a mineral extraction operation will destroy an existing Public Land Survey Monument (center corner of section 14, T06N R07E), witness monuments must be established in safe locations and a new Monument Record filed by a Professional Surveyor, prior to excavation and disturbance of the existing monument.
- 33) This CUP is limited to Yahara Materials only. CUP #2681 is non-transferrable to a different operator.
- 34) Berms and landscaping shall be established and maintained.
- 35) Noise Limitation shall not exceed 75 decibels at a point 100 feet away from the property line. The decibel level shall be measured in DbA for average over a 15-minute period.
- 36) Back-up alarms - The on-site traffic flow shall be designated to establish minimal backing up of vehicular traffic during normal work operations Whenever possible, the operator shall utilize alternatives to standard backup beeps, for instance, those making a sweeping sound if approved by MSHA.
- 37) Engine breaking is prohibited for all vehicles either entering, leaving or driving onsite.
- 38) The Town of Springdale may request documentation of any Dane County inspections and permit renewals.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12202

PETITION: REZONE 12202
APPLICANT: MICHAEL D KNIGHT
LOCATION: WEST OF 1371 COUNTY HWY PB, SECTION 10, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District,
GC General Commercial District TO FP-1 Farmland Preservation District
REASON: create an agricultural lot

In support: Dave Jenkins, Michael Knight, John Krebs
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

12203

PETITION: REZONE 12203
APPLICANT: VIRDEBEC II LLC
LOCATION: 2517 RINDEN ROAD, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO HC Heavy Commercial District
REASON: shifting of property lines between adjacent land owners

A motion was made by BOLLIG, seconded by KRONING, to waive the landscaping buffer requirements between the commercial and residential lots. The motion carried by the following vote: 5-0.

In support: Rebecca Schulenburg

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

1. A shared driveway access easement and agreement shall be provided for the two lots.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12204

PETITION: REZONE 12204
APPLICANT: THOMAS E DUFFY
LOCATION: 3475 ORVOLD PARK DRIVE, SECTION 14, TOWN OF DUNN
CHANGE FROM: RR-2 Rural Residential District TO SFR-08 Single Family Residential District and RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

In support: Tom Duffy, John Diels

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

[12205](#)

PETITION: REZONE 12205
APPLICANT: RICHARD & WANITA STRICKER
LOCATION: 2210 SCHROEDER LANE, SECTION 3, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: dividing off the wetland area and some cropland from the rest of the farm

In support: Richard Stricker

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

1. The 8.7-acre parcel (tax parcel 051103386702) shall be included as a lot in the CSM.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12206](#)

PETITION: REZONE 12206
APPLICANT: TODD & GARY OLSON
LOCATION: SOUTH OF 1277 COUNTY HWY A, SECTION 21, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District
REASON: creating one residential lot

In support: Laura Olson

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

[12207](#)

PETITION: REZONE 12207
APPLICANT: RAYMOND S RIPP
LOCATION: SOUTH OF 1577 COUNTY HWY B, SECTION 19, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

In support Ray Ripp, Luke Melor

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.

1. The owner shall record a deed restriction on the balance of FP-35 zoned land (tax parcels 0612-193-9210-9 and 0612-302-8500-7) prohibiting residential development.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[12208](#)

PETITION: REZONE 12208
APPLICANT: R G HUSTON COMPANY INC
LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: correct land division violation

In support: Bryan Stueck
Opposed: None

A motion was made by BOLLIG, seconded by KRONING, 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

[12209](#)

PETITION: REZONE 12209
APPLICANT: BILSE FAMILY LLC
LOCATION: SOUTH OF 2655 LUNDE LANE, SECTION 17, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District, and RM-16 Rural Mixed-Use District
REASON: creating 4 residential lots

A motion was made by KRONING, seconded by BOLLIG, to suspend Committee rules to allow persons speaking in support to follow the persons speaking in opposition.

In support: Alan Bilse, Amy Jester, Steve Elver
In opposition: Rachel Wolf, Edwin Eloranta

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

[12210](#)

PETITION: REZONE 12210
APPLICANT: ROBERT A HOFFMAN
LOCATION: 2608 WHITE CROSSING ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District, and RM-8 Rural Mixed-Use District
REASON: creating 3 residential lots

In support: None
In opposition: 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 deed restriction shall be recorded on all four CSM lots (tax parcels (0607-131-9500-3, 0607-131-8330-1 0607-131-8690-6, and 0607-132-8190-0) stating the following:
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Hoffman farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02680](#)

PETITION: CUP 02680

APPLICANT: ANN M HEASLETT

LOCATION: 2239 WILLIAMS POINT DRIVE, SECTION 19, TOWN OF PLEASANT SPRINGS

CUP DESCRIPTION: allowing an accessory building between 12 and 16 feet in height

In support: Marcia Tarrant, Ann Heaslett

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.

Unique Conditions Specific to CUP 2680:

13. During construction, a location survey shall be required after the foundation is poured and before construction goes vertical, as applicable per DCCO s. 10.101(2).

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

[02682](#)

PETITION: CUP 02682

APPLICANT: DAN AND MARLENE LA FLEUR

LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF MIDDLETON

CUP DESCRIPTION: small-animal boarding facility for 30 dogs or cats

A motion was made by POSTLER, seconded by BOLLIG, to suspend the Committee rules to allow the Committee to act on a conditional use permit when there is public opposition at the public hearing. The applicant had addressed the opposition's concerns. Motion carried 5-0.

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: 4-1 (Ritt).

The ZLR Committee recessed for 5 minutes.

A motion was made by RITT, seconded by BOLLIG, to reconsider the approval of the CUP.

A motion was made by KRONING, seconded by BOLLIG, to suspend the Committee rules to allow a Committee vote on a conditional use permit if the petition could receive a Committee member vote of opposition at the public hearing. Motion carried, 5-0.

In support: Lena and Trond La Fleur

In opposition: None - email in opposition

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: 4-1.

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, building plans, 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. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
- Conditions specific to CUP # 2682:
13. All Town of Middleton Ordinances shall be complied with during the life of

the CUP.

14. This conditional use permit is for Dan and Marlene La Fleur, doing business as Four Paws Pet Services LLC, located at 3440 Meadow Road. Specifically, for domestic pet animal boarding for dogs and cats, and including pet daycare and overnight boarding. Ancillary pet grooming/training services are not included.

15. Quiet hours shall be 6:01 p.m. to 7:29 a.m., all days of the week.

16. Operating hours for the pet daycare business shall be limited to 7:30 am to 6:00 pm Monday-Friday, Saturday 10:00am-5:00pm, and Sunday 11:00am-2:00pm.

17. The number of animals kept on site and/or kenneled overnight shall be limited to thirty (30).

18. Any required upgrades to the well and / or septic system as determined by Public Health Madison and Dane County shall be made prior to CUP Petition #2682 implementation.

19. To continue to meet the requirements of the Town's Long and Shared Driveway Ordinance §8.01(4)(b)(iv)(2) , by having at least one (1) driveway passing lane section at least fifty (50) feet long by twenty (20) ft wide installed 300 ft from the property's Meadow Rd driveway access entrance. If there is ever any change to the driveway that would require the issuance of a driveway permit by the Town and this triggers Dane County Stormwater and / or Erosion Control requirements, review by the Town and Dane County shall occur and the Town shall require that the Town Stormwater and Erosion Control Ordinance is met.

20. Turnarounds required by Town Code are not required per §8.01(4)(v) as the Battalion Chief for the Middleton Fire District in July 23, 2024 correspondence noted the acceptability of the current configuration.

21. The CUP shall expire 3 years after date of issuance. The landowner may renew the CUP by successfully obtaining a new CUP prior to the expiration date.

22. The planned parking is acceptable, as long as the number of stalls identified as handicap accessible meets ADA requirements.

23. Vehicle travel shall be one-way counterclockwise around the buildings.

24. Continued signage consisting of a minimum of three (3) "one-way" signs and a minimum of one (1) "do not enter" sign to ensure the proposed traffic pattern is followed.

25. Any new unlit ground sign is acceptable; any outdoor signage shall comply with Dane County's Sign Ordinance.

26. Applicant has indicated no new lighting for the building or signage is proposed. If lighting is considered in the future, it must be approved by the Town via a site plan review. Any new outdoor lighting shall be downward-directed, designed to minimize ambient spill, and shall comply with all applicable requirements of the Town of Middleton.

27. Pet waste shall be responsibly disposed of in a licensed, sanitary landfill.

28. Continue the sound dampening recommendations of Consonant Design, including:

a. Create airtight seal in building envelope using a barrier material equal to the average surface weight per square foot of the exterior wall and roof system and closed to an airtight seal using rod backer and permanently-resilient acoustical sealant.

b. Create a partition system at the west entrance to the barn so sound does not escape to the exterior when dogs are dropped off and retrieved. This would entail the construction of a complete north/south wall just interior of the barn facility and the creation of sound lock vestibules (two doors in series separated by a vestibule which includes sound absorbing materials) integral to the new wall system.

c. Create a porte cochere at the west entrance that will serve as a

sound-dampening walkway between the parking lot and the interior of the facility. This includes a roofing system of at least five pounds per square foot.

d. Implement a calibrated sound monitoring system in the barn facility that includes visual feedback to employees, such as 1) Green light when sound levels interior to the kennel are below acceptable values; 2) Yellow light when sound levels are approaching values which would be deemed unacceptable to the community; and 3) Red light when sound levels are excessive. Employees would then take appropriate actions to calm dogs and reduce noise.

29. If the animal boarding operation is abandoned for one (1) year or more, this conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use permit shall require approval of a new conditional use permit.

30. This conditional use permit shall expire in the event the property is sold or transferred to an unrelated third party. Continuation or extension of an expired conditional use requires re-application and approval by the Town Board and Dane County. The Property Owner shall record a deed restriction that includes the conditions of approval, in a form approved by the Attorney for the Town.

Ayes: 4 - BOLLIG, DOOLAN, KRONING and POSTLER

Noes: 1 - RITT

02683

PETITION: CUP 02683

APPLICANT: JOHN AND LINDA EVERSON

LOCATION: 6897 COUNTY HWY A, SECTION 22, TOWN OF MONTROSE

CUP DESCRIPTION: private landing airstrip

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 (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 2683:
13. Applicant shall verify that the current access permit from the Wisconsin DOT

is adequate for use of the existing driveway for the intended use.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[2025 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

In Support: none

Opposed: none

A motion was made by BOLLIG, seconded by POSTLER, 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

[12163](#) PETITION: REZONE 12163
APPLICANT: ROGER J MEIER REV LIVING TR
LOCATION: 7616 AND 7628 W. MINERAL POINT RD, SECTION 20, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District
REASON: creating 7 residential lots

In support: Marlene Meier, Brenda Delabarre, Wade Wyse, Joe Meier

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

1. A subdivision plat shall be recorded with the Register of Deeds as presented.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02672](#) PETITION: CUP 02672
APPLICANT: CRATTMAN LLC
LOCATION: 6090 RATTMANN ROAD, SECTION 3, TOWN OF BURKE
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

A motion was made by BOLLIG, seconded by KRONING, to remove condition #19 (no pets) from the list of possible conditions. Motion carried 3-2.

Ayes: 3 - BOLLIG,DOOLANandKRONING

Noes: 2 - POSTLERandRITT

In support: Crystal Hagedorn

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: 4-1.

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 # 2672:
13. Landowner shall apply for, obtain and maintain an appropriate transient or tourist lodging rental license from Madison/Dane County Department of Public Health and the Town of Burke.
 14. This conditional use is strictly for Crystal Hagedorn, doing business as Crattman, LLC located at 6090 Rattmann Road in the Town of Burke. If the

property is sold, the conditional use permit shall terminate.

15. Property must be screened with privacy fencing or similar barrier for sound and safety with a minimum height of 6 feet within 30 days of the issuance of the conditional use permit.

16. The rental shall be limited to 8 overnight guests.

17. Quiet hours shall be 10:00pm to 7:00am, all days of the week.

18. Rental guest parking shall be limited to 5 vehicles, and all vehicles must be parked on the property, no street parking.

19. The operation of all-terrain vehicles, ATVs, and snowmobiles by occupants of the transient or tourist lodging operation shall be prohibited on the property.

20. The owner, or their designated emergency contact person, must be available within one (1) hour to address any problems.

21. Emergency contact information shall be provided to neighbors within 300 feet of the property, the Town Clerk, and the Dane County Zoning Division.

Ayes: 4 - BOLLIG, DOOLAN, KRONING and RITT

Noes: 1 - POSTLER

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

[2025 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

The ordinance amendment was acted upon at the public hearing portion of the meeting. See above.

I. Items Requiring Committee Action

[2025](#)
[ACT-082](#) Revocation of Conditional Use Permit 2582 for a non-metallic mineral extraction
operation at 345 Center Road
Town of Rutland
Operated by K&D Stone

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

1. K & D Stone LLC memo - ZLR Committee
2. Email from Igl
3. Email from Knutson
4. Email from Simpson
5. Email from Wood

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

A motion was made by DOOLAN, seconded by KRONING, to revoke Conditional Use Permit #2582 based on the following finding of fact. The motion carried by the following vote: 4-1.

The Committee finds that the conditions stipulated in conditional use permit are not being followed. The number of violations occurring and the repetitive nature of the violations are of a concern. Specifically, the violations revolve around Condition #1 that states that the operator shall comply with the operations plan and Condition #31 which states that perimeter berms be established around the quarry in a specific manner.

- The operator has receive written notification of the violations occurring on the property. Berms improperly seeded, failing to comply with the operations plan, and stormwater grading issues since June of 2024. It was only until the last phase of the revocation process that the operator starting taking these conditions seriously.
- The perimeter berms still are covered with weeds rather than grass.
- The efforts that were taken to fix the grading issues still need to be seeded and mulched.
- There have been numerous other violations involving inadequate fencing, locking of gates, importing of solid waste material, importing and burying garbage, importing of landscape debris, and bringing in a tremendous amount of fill rather than creating a depression as per the operations plan.

The compounded number of violations that have been documented over the last two years shows an inability of the operator to follow the conditions of approval.

Based on these findings of fact, Conditional Use Permit #2582 for the non-metallic mineral extraction operation located at 345 Center Road in the Town of Rutland shall be revoked.

Ayes: 4 - DOOLAN,KRONING,POSTLERandRITT

Noes: 1 - BOLLIG

[2025](#)
[ACT-199](#)

Scheduling of the 2026 Zoning and Land Regulation Committee meetings

The ZLR Committee set the 2026 meeting schedule.

[2025](#)
[ACT-200](#)

Review updated site plan for CUP 2666

A motion was made by BOLLIG, seconded by KRONING, to accept the "as-built" site plan for Conditional Use Permit 2666. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 9:55 PM. The motion carried by the following vote: 5-0

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