

Dane County



Minutes

Tuesday, July 22, 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 July 22, 2025 Zoning and Land Regulation Committee meeting to order at 6:30 PM.

Staff present: Violante, Lane, Everson

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

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

Zoning Administrator Roger Lane spoke on another email scam attempt with regards to zoning petitions.

[2025
RPT-219](#)

July 22nd ZLR Committee meeting registrants

C. Consideration of Minutes

[2025
MIN-180](#)

Minutes of the July 8, 2025 Zoning and Land Regulation Committee meeting

A motion was made by BOLLIG, seconded by KRONING, that the July 8, 2025 meeting 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

[12175](#)

PETITION: REZONE 12175

APPLICANT: JEFFREY AND KIM HART

LOCATION: 591 & 593 COUNTY HIGHWAY X, SECTION 20, TOWN OF ALBION

CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District

REASON: adjust the shared boundary between two existing residential lots

In support: Jeff Hart

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

[12176](#)

PETITION: REZONE 12176
APPLICANT: MICHAEL AND CHRISTINA RYAN
LOCATION: 124 MAIN STREET, SECTION 26, TOWN OF BLACK EARTH
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District and UTR
Transportation and ROW District
REASON: shifting property line between adjacent landowners on properties in the village and town

In support: Christina Ryan

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. The UTR land shall be annexed to the Village of Black Earth, for rezoning and consolidation under the Village's jurisdiction.

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

[12177](#)

PETITION: REZONE 12177
APPLICANT: JOHN & NIKKI JONES
LOCATION: 4111 OBSERVATORY ROAD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

In support: Nikkole Jones, Jeff Hayes

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 proposed Lot 1 that states:
a. Further land division is prohibited. The housing density rights for the original Robert Kelter farm have been exhausted per the Town Comprehensive Plan density policies.
b. The property is prohibited in being used for Recreational Racetracks or Domestic Pet Animal Boarding.
2. A deed restriction shall be recorded on Lot 2 that states:
a. Further land division is prohibited. The housing density rights for the original Robert Kelter and Campbell, E. Tr. farms have been exhausted per the Town Comprehensive Plan density policies.

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

12178

PETITION: REZONE 12178
APPLICANT: ENRIQUE GONZALEZ LEON
LOCATION: 8062 DAIRY RIDGE ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

In support: Enrique Gonzales

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

12179

PETITION: REZONE 12179
APPLICANT: JASON W JASKULA
LOCATION: 76 HILLSIDE ROAD, SECTION 36, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

In support: Dan Higgs

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 the FP-1 lot (proposed Lot 2) to prohibit any further development or land divisions.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12180

PETITION: REZONE 12180
APPLICANT: GERALD AND JUDITH KELLER
LOCATION: 1439 KELLER RD, SECTION 1, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland and adjusting a shared lot boundary with neighbor

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. A shared access easement shall be provided through proposed Lot 1 to serve the lot and the adjacent farm land.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12181

PETITION: REZONE 12181

APPLICANT: ROBERT E KLEBBA / DAVID WAUGH / BUZZING ACRES LLC

LOCATION: 8910 DOMINI ROAD, SECTION 33, TOWN OF CROSS PLAINS

CHANGE FROM: RR-4 Rural Residential District TO LC Limited Commercial District, FP-35

Farmland Preservation District TO LC Limited Commercial District, RR-4 Rural Residential

District TO FP-35 Farmland Preservation District

REASON: change zoning to allow for a commercial use - office

In support: Robert Klebba, Elizabeth Webb, Sam Webb, Soleil Bieneik, Maxwell McCarty, Jeff Kraemer, Kate Kraemer

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 deed restriction shall be recorded on the property that states:

a. Occasional retail sales of nursery stock that is grown on the property shall occur between the hours of 8am to 5pm daily.

b. Normal business hours shall occur between the hours of 7am to 7pm, weekdays.

c. The landowner shall be responsible for contracting with a waste disposal company for waste and recycling.

d. There shall be no more than 30 vehicles parked on the property.

e. Any new outside lighting shall be dark-sky compliant.

2. A deed notice shall be placed on the property that states:

a. One housing density right is remaining on the property pursuant to the Town of Cross Plains density policies found under the Town of Cross Plains Comprehensive Plan.

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

12182

PETITION: REZONE 12182

APPLICANT: ANDREW KIRCH & SHANNAN SHADE

LOCATION: WEST OF 5012 OAK PARK ROAD, SECTION 29, TOWN OF MEDINA

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

REASON: creating one residential lot - transfer of development right

In support: Andrew Kirch

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. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.**
- 2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0812-261-9500-1).**
- 3. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.**
- 4. A conservation easement shall be recorded on tax parcel 0812-261-9500-1 stating the following:**
 - a. Further residential/nonfarm development is prohibited on this FP-35 zoned land. The housing density rights for this portion of the original “FMS Farm” farm have been exhausted per the Town Comprehensive Plan density policies.**
- 5. 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, POSTLER and RITT

12183

PETITION: REZONE 12183
APPLICANT: KELLER LIVING TR, PHILIP A & HELEN
LOCATION: 5594 CHERRY LANE, SECTION 13, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

In support: Sherrie Goller

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. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.
2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0812-261-9500-1).
3. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.
4. A conservation easement shall be recorded on tax parcel 0812-261-9500-1 stating the following:
 - a. Further residential/nonfarm development is prohibited on this FP-35 zoned land. The housing density rights for this portion of the original “FMS Farm” farm have been exhausted per the Town Comprehensive Plan density policies.
5. 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

12184

PETITION: REZONE 12184
APPLICANT: BOLLIG TR, STEVE
LOCATION: 3122 COUNTY HIGHWAY P, SECTION 4, TOWN OF SPRINGDALE
CHANGE FROM: SFR-08 Single Family Residential District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

In support: Steve Bollig

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

12185

PETITION: REZONE 12185
APPLICANT: DETTMANN VINEYARDS LLC
LOCATION: 4200 COUNTY HIGHWAY P, SECTION 15, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating a residential lot for an existing residence

In support: Ronald Klaas

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed due to the town action received late and pending County Highway approvals. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

12186

PETITION: REZONE 12186
APPLICANT: TODD AND CYNTHIA LEECE
LOCATION: 9517 HOWERY RD, SECTION 24, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

In support: Adam Watkins

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 joint driveway easement shall be recorded with the Register of Deeds for the benefit of the new lot and the FP-35 land.**
- 2. A deed restriction shall be recorded on tax parcels 0706-241-8000-7 & 0706-241-9500-0 stating the following:**
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The density rights for this part of the original Charles T. and Ruth A. Hankel farm have been exhausted per the Town Comprehensive Plan density policies.**

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

02668

PETITION: CUP 02668
APPLICANT: TIM ANDREWS
LOCATION: 9751 WILKINSON ROAD, SECTION 1, TOWN OF MAZOMANIE
CUP DESCRIPTION: revise cup for outdoor storage within the LC zoning district

In Support: Tim Andrews

Opposed: Anne Murray

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

Ayes: 5 - BOLLIG,DOOLAN,KRONING,POSTLERandRITT

[02669](#)

PETITION: CUP 02669
APPLICANT: KIMBERLY AND JARED BRUKSCH-MECK
LOCATION: 2224 COLLADAY POINT DR, SECTION 23, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

In Support: Jared Bruksch-Meck
Opposed: George Corrigan, Verlin Brown, and Mary Brown

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

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

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

[2025](#)
[RPT-207](#)

Discussion and possible action on the revocation of CUP 2582
CUP: non-metallic mineral extraction operation
Owner: K & D Stone LLC
Location: 345 Center Road, Section 28, Town of Rutland

A motion was made by KRONING, seconded by POSTLER, to schedule a Public Hearing on September 2, 2025 at 5:30 PM for discussion and possible revocation of CUP 2582 for Mineral Extraction uses located at 345 Center Road, Town of Rutland and operated by K & D Stone. The motion carried by the following vote: 5-0.

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

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG that the meeting be adjourned at 7:22 PM. The motion carried by the following vote: 5-0.

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