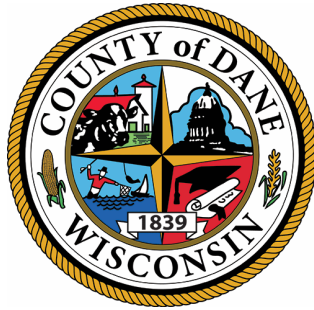


Dane County



Minutes

Tuesday, May 26, 2026

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 May 26, 2026 Zoning and Land Regulation Committee meeting to order at 6:35 PM.

Staff Present: Everson, Holloway, Hilbert, Violante

YGP Member Present: Grant McManigal

Also Present: County Board Chair Patrick Miles

Present 6 - MICHELE DOOLAN, JEFFREY KRONING, DAVID PETERSON, DON POSTLER, MICHELE RITT, and PATRICK MILES

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

No comments

[2026](#)
[RPT-102](#)

May 26, 2026 ZLR Registrants

C. Consideration of Minutes

The May 5th ZLR minutes were not ready for action so the item was deferred to the next meeting.

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

[12262](#)

PETITION: REZONE 12262

APPLICANT: MARLITA DEVELOPMENT LLC

LOCATION: 1038 STATE HIGHWAY 138, SECTION 17, TOWN OF DUNKIRK

CHANGE FROM: FP-35 Farmland Preservation District and SFR-1 Single Family Residential District TO RR-2 Rural Residential District

REASON: creating one residential lot; creating lot for existing residence; expanding existing residential lot

In support: Chris Adams

Opposed: none

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

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

[12266](#)

PETITION: REZONE 12266
APPLICANT: MARK SHERVEN REV TRUST
LOCATION: 5304 COUNTY HWY J AND AREA SOUTH OF HWY J, SECTION 36, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-4 Rural Residential District, and RR-2 Rural Residential District
REASON: creating two residential lots, another lot for an existing house, and a residential spot zone on a 90-acre property.

In support: Laura Lynch, Barbara Iverson, Chad Fleming, Kirk Lynch, Mark Sherven

Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

- 1. Applicant shall record a deed restriction on Lot 4 of the proposed Certified Survey Map prohibiting additional nonfarm development (note that this prohibition would not affect residential development of the RR-2 zoned area).**
- 2. Building construction shall comply with the town's ridgetop protection policies for any development located within the NR-I overlay zoning area.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12267](#)

PETITION: REZONE 12267
APPLICANT: PHILLIP HASTINGS REV TR
LOCATION: 1013 COUNTY HWY BB, SECTION 16, TOWN OF DEERFIELD
CHANGE FROM: LC Limited Commercial District TO FP-35 Farmland Preservation District;
FP-35 Farmland Preservation District TO LC Limited Commercial District
REASON: adjusting the boundaries for an existing LC limited commercial zoning district

In support: Phillip Hastings

Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12268](#)

PETITION: REZONE 12268
APPLICANT: ADAM & EMILY CHILDS
LOCATION: EAST OF 9265 REIBLE ROAD, SECTION 19, TOWN OF ROXBURY
CHANGE FROM: RR-1 Rural Residential District TO RR-2 Rural Residential District; RR-2 Rural Residential District TO RR-1 Rural Residential District
REASON: shifting property lines between existing residential lots

In support: Adam Childs
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0 (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12269](#)

PETITION: REZONE 12269
APPLICANT: PRAIRIELAND DAIRY LLC
LOCATION: EAST OF 1299 COUNTY HWY PB, SECTION 10, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

In support: Dave Jenkins
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. Applicant shall obtain a highway access permit (or permits) from Dane County Highway Department, for the new residence and continued access for the agricultural buildings in the north end of the CSM lot.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12270](#)

PETITION: REZONE 12270
APPLICANT: ROBERT AND KIM RIEGE
LOCATION: WEST OF 752 LONDON ROAD, SECTION 27, TOWN OF DEERFIELD
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: creating one residential lot by transferring a development right from parcels 071228395007 and 071228490001.

In support: Robert Riege, David Dinkel
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

Conditions:

- 1. The recording of the CSM.**
- 2. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to CSM Lot 1.**
- 3. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcels 071228395007 and/or 071228490001).**
- 4. A deed notice shall be recorded on CSM Lot 1 that indicates it was created by a transfer of development rights.**

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

[12271](#)

PETITION: REZONE 12271
APPLICANT: DEVIN HELT
LOCATION: 6762 GOEDEN ROAD, SECTION 26, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

In support: Devin Helt
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 4-0-1 (YGP: 1-0)

- 1. A deed restriction shall be recorded on the balance of the FP-35 land (tax parcels 090826380003 and 090826395006) stating the following:**
 - a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Rodney Goeden farm have been exhausted per the Town Comprehensive Plan density policies.**

Ayes: 4 - DOOLAN, KRONING, PETERSON and RITT

Abstain: 1 - POSTLER

[12272](#)

PETITION: REZONE 12272
APPLICANT: JOHN E WILLBORN JR
LOCATION: 10833 COUNTY HIGHWAY A, SECTION 18, TOWN OF PERRYCHANGE FROM:
FP-35 Farmland Preservation District TO RR-2 Rural Residential District and FP-1 Farmland
Preservation District; SFR-1 Single Family Residential District TO HAM-R Hamlet Residential
District
REASON: create one residential lot and one agricultural lot

In support: John Willborn
Opposed: none

**A motion was made by KRONING, seconded by POSTLER, that the Zoning
Petition be recommended for approval with one condition. The motion carried by
the following vote: 5-0 (YGP: 1-0)**

- 1. A deed restriction shall be recorded on tax parcels 050617380010,
050617385009, 050617395010 stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35
zoned land. The housing density rights for the original John E. Willborn farm
have been exhausted per the Town Comprehensive Plan density policies.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12273](#)

PETITION: REZONE 12273
APPLICANT: AAA ACRES LLC
LOCATION: EAST OF 2005 SCHADEL ROAD, SECTION 2, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot

In support: Linda Drogsvold
Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Zoning
Petition be recommended for approval with conditions. The motion carried by
the following vote: 5-0. (YGP: 1-0)**

- 1. Owner shall record a deed restriction on the remaining FP-35 zoned land (tax
parcels 061102280012 and 061102185009) stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35
zoned land. The housing density rights for the original Otis Anderson farm have
been exhausted per the Town Comprehensive Plan density policies.**
- 2. The shed located on the new lot shall be removed within 90 days of this
rezoning approval.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12274](#)

PETITION: REZONE 12274
APPLICANT: ELLEN PAMPERIN LIVING TRUST
LOCATION: 5794 PORTAGE ROAD AND 3949 HOEPKER ROAD, SECTION 15, TOWN OF BURKE
CHANGE FROM: SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District
REASON: creating residential lots for two existing houses

In support: none
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to the pending town action report. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12275](#)

PETITION: REZONE 12275
APPLICANT: HAHN IRREV TR
LOCATION: SW CORNER OF THE PATTON ROAD / COUNTY HWY V INTERSECTION, SECTION 21, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District
REASON: commercial development for a truck repair business

A motion was made by KRONING, seconded by POSTLER, to add comments to the record that were received after the deadline but prior to the public hearing. The motion carried by the following vote: 5-0 (YGP: 1-0)

Ayes: 6 - DOOLAN,KRONING,PETERSON,POSTLER,RITTandMILES

In support: Jessica and James Wendt, Lonny Hahn, Kathleen Clark, Bob Poch.
Opposed: David Lynch, Nathan Neff-Mallon, Kris Perlberg, Mark Martin, Matthew Reetz, Judy Olson, Soren Zappia

Jill Feldkamp, Peggy Wiederholt, Susan Slapnick, Penny Majors, Stephanie Severn, Sylvie Schuresko, Amy Wiberley-Bradford, Adrian Lesak, Annette Gomez, Pam Joseph, Amanda Saalen, Carol Lynch, Richard Beilfuss, Judith Harackiewicz, Rhonda Meinholz, Margaret Gierhart, Brian Schneider, Alex Mohr, Deborah Turski, Sean Radcliffe, Matthew Gray, Michael Lohre, Shaina Stewart, Linda Kendall, Caitlyn Schuchhardt, Jon Peacock, Nick Connolly, Starr Welk-Schwartz, Claudia Schabes, Caleb Frome, Aimee Borgelt, Peter Chance, Nathan Shipley, Jacob Isaacson, Bridget Lockridge, Alena Weinhold, Kalyn Stroik.

Neither support nor opposition: Roberta Baumann, James Brodzeller, Kyle Minks

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12276](#)

PETITION: REZONE 12276
APPLICANT: BARNSDALE LLC
LOCATION: 3432 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE
CHANGE FROM: RM-16 Rural Mixed-Use District, GC General Commercial District, and LC Limited Commercial District TO HC Heavy Commercial District
REASON: zoning to expand an existing contractor business

In support: Craig Slager
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. Applicant shall record deed restrictions / restrictive covenants as recommended by the Town in the Town Action Report. The covenants shall also include a restriction that states:
 - a. "The installation of off-premise advertising signs (billboards) are prohibited on the property. Business signage shall require a sign permit and shall comply with all applicable restrictions of the Dane County Zoning Ordinance sign regulations."
2. Prior to building permit:
 - a. The Expansion Area and Original Site shall be combined into one lot.
 - b. A deed restriction in line with the one restriction dated 12/11/25 shall be recorded against the combined lot.
 - c. The project shall have obtained Town design review approval per Section 12.08 of Town ordinances.
3. Upon construction of a public road adjacent to the east edge of the rezoning area, but no sooner than construction of the owner's proposed expansion project, the owner shall construct a driveway connecting to that new public road. Upon such driveway connection, the owner may be required to discontinue its current driveway to Highway N for traffic control and safety reasons.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12277](#)

PETITION: REZONE 12277
APPLICANT: DOUGLAS B & GAIL J DAHLK REV TR
LOCATION: 1644 STATE HWY 92, SECTION 34, TOWN OF SPRINGDALE
CHANGE FROM: HAM-R Hamlet Residential District TO NR-C Natural Resource Conservation District
REASON: dividing a portion of the property for parkland purposes

In support: none
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be postponed due to pending town action report. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12278](#)

PETITION: REZONE 12278
APPLICANT: JMM LLC
LOCATION: 7228 PINE ROW RD, SECTION 28, TOWN OF VERONA
CHANGE FROM: Wetland Overlay District TO Non-Wetland Overlay District
REASON: removal of wetland restrictions

**Motion by KRONING, second by POSTLER, to approve the petition.
Brandi Mueller was approved to speak and spoke in opposition.**

Motion by KRONING to retract the motion to approve. POSTLER agrees.

In support: Scott Anderson, Mike Marquette
In opposition: Brandi Mueller

**A motion was made by KRONING, seconded by POSTLER, that the Zoning
Petition be postponed due opposition. The motion carried by the following vote:
5-0. (YGP: 1-0)**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12279](#)

PETITION: REZONE 12279
APPLICANT: CHARLES & JANET DETERT JT REV TRUST
LOCATION: SOUTH OF 285 CANAL ROAD, SECTION 11, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation and RR-4 Rural Residential District TO RR-8
Rural Residential District
REASON: expanding existing residential lot

In support: Andrew Kirch
Opposed: none

**A motion was made by KRONING, seconded by PETERSON, that the Zoning
Petition be recommended for approval. The motion carried by the following vote:
5-0. (YGP: 1-0)**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12280](#)

PETITION: REZONE 12280
APPLICANT: ERIC SLAVENS
LOCATION: 9755 STATE HIGHWAY 19 / CTH F, SECTION 12, TOWN OF MAZOMANIE
CHANGE FROM: TFR-08 Two Family Residential District TO RR-4 Rural Residential District
REASON: zoning to allow for a limited family business

In support: Eric Slavens
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

A deed notice shall be recorded on the lot stating the following:

- 1. The owner of Lot 1 CSM 15470 (PIN #080612385300) has an additional density right that may be used on site or transferred according to the Town of Mazomanie Transfer of Development Rights (TDR) Policy.**
- 2. This notice shall expire upon transfer of the development right, or a subsequent rezone to either reestablish the 2nd home or create a 2nd buildable lot.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2705](#)

PETITION: CUP 02705
APPLICANT: ERIC SLAVENS
LOCATION: 9755 STATE HIGHWAY 19 / CTH F, SECTION 12, TOWN OF MAZOMANIE
CUP DESCRIPTION: limited family business - vegetable processing

A motion was made by KRONING, seconded by PETERSON, to suspend the rules to take up CUP petition #2705 next. The motion carried by the following vote: 5-0 (YGP: 1-0)

Ayes: 6 - DOOLAN,KRONING,PETERSON,POSTLER,RITTandMILES

In support: Eric Slavens
Opposed: none

A motion was made by KRONING, seconded by PETERSON, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. Any conditions required for specific uses listed under s. 10.103 (see below).
 2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
 3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
 4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
 5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
 6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
 7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
 8. Off-street parking must be provided, consistent with s. 10.102(8).
 9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
 10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
 11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
 12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.
- Conditions specific to this CUP:
13. Sanitary fixtures to serve the limited family business use may be installed, but shall be removed upon expiration of the conditional use permit or abandonment of the limited family business.
 14. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

- 15. This CUP shall be subject to a review by the Town Board every three years, to confirm the limited family business is in compliance with applicable regulations.
- 16. This CUP shall become effective upon Rezone Petition #12280 for RR-4 zoning becoming effective.

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

[12281](#)

PETITION: REZONE 12281
APPLICANT: NOAH AND CHRISTINE SMITH
LOCATION: 7262 BLACK HILL RD, SECTION 16, TOWN OF DANE
CHANGE FROM: FP-1 Farmland Preservation District and RR-2 Rural Residential District TO RM-16 Rural Mixed-Use District
REASON: correct zoning map error and consolidate property zoning

In support: Noah Smith
Opposed: none

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0. (YGP: 1-0)

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

[2702](#)

PETITION: CUP 02702
APPLICANT: AMBLE LAND LLC
LOCATION: 5900 CTH D, SECTION 5, TOWN OF OREGON
CUP DESCRIPTION: update existing C.U.P. for outdoor storage and a caretaker's residence

In support: Kevin Grinvalsky
Opposed: none

[12256](#)

PETITION: REZONE 12256
APPLICANT: AMBLE LAND LLC
LOCATION: 5900 COUNTY HIGHWAY D, SECTION 5, TOWN OF OREGON
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District
REASON: zoning change to enable building reconstruction for existing business

A motion was made by KRONING, seconded by PETERSON, to suspend the rules to take up Rezone petition 12256 before taking action on CUP 2702. The motion carried by a voice vote.

In support: Kevin Grinvalsky

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. Applicant shall record an off-lot easement for the septic system.
2. A deed restriction shall be recorded on the lot stating the following:
 - a. Outdoor lighting shall comply with Dane County Zoning Ordinance Chapter 10, Section 10.102(5). After business hours, exterior lighting shall be limited to building entrances and overhead service doors. A dusk-to-dawn light is permitted in the parking lot.
 - b. Burning of debris shall be prohibited on the property.
 - c. Garbage and/or recycling receptacles shall be located behind (north) of the buildings so as to minimize street visibility.
 - d. Signage shall be limited to one (1) free-standing, unlit sign in accordance with Dane County Sign Ordinances.
 - e. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health.
 - f. Hours of operation shall be limited to 6:30am -7:00pm Monday to Friday; 8:00am – 12:00pm (noon) Saturday. Winter hours will be dependent on weather.
 - g. Business on-site employees shall be limited to no more than 6.
 - h. Loudspeakers on the subject property shall be prohibited.
 - i. Off-street employee parking shall be limited to no more than 20 exterior stalls for operational and on-site employees.
 - j. On-site equipment and vehicles shall be equipped with squawker/white sound reversing alarms to reduce potential noise-nuisance.
 - k. No retail sales or other on-site transactions with final customers shall be permitted.
 - l. The existing vegetative screening meeting s.10.101(12) requirements shall be maintained along the subject property's eastern and western boundaries.
 - m. No on-site tri-axel or quad-axel vehicles shall be permitted in the operation of the business.
 - n. Operator will comply with all town road weight restrictions imposed by the Town of Oregon.
 - o. Building footprints may not exceed 20% of the Subject Property site.
 - p. Land uses shall be limited to the following permitted uses:
 - i. Contractor, landscaping or building trade operations.
 - ii. Office uses (associated with contractor landscaping business)
 - q. Land uses shall be limited to the following conditional uses:
 - i. Outdoor storage
 - ii. Caretaker's residence

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2702

PETITION: CUP 02702
APPLICANT: AMBLE LAND LLC
LOCATION: 5900 CTH D, SECTION 5, TOWN OF OREGON
CUP DESCRIPTION: update existing C.U.P. for outdoor storage and a caretaker's residence

A motion was made by KRONING, seconded by PETERSON, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0. (YGP: 1-0)

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 this CUP:

13. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.

14. Outdoor storage shall be limited to landscaping materials, equipment and vehicles associated with the landscaping company / contractor operation. This includes landscaping materials (soil, mulch, and bark in the designated bin areas behind the buildings), and trailers, vehicles, and equipment to be stored behind the existing screening along Highway D.

15. No more than 9 pieces of equipment may be stored outside overnight.

16. Outdoor storage of parts, tires or debris piles is prohibited.

17. Permanent fuel storage shall be prohibited on the property. Two mobile fuel transfer tanks shall be permitted. Mobile tanks must meet all spill containment standards required by the Division of Environmental Health.

18. Vegetative screening, consistent with Section 10.102(12), Dane County Code, must be maintained along the western side of the property, to shield the adjacent residentially-zoned lot. Additional evergreen screening must be installed along CTH D from the new, shared driveway, to the existing driveway to be eliminated.

19. This conditional use permit will expire on the sale of the property to a third party. Continuation of the conditional use after sale to a third party will require approval of a new conditional use permit.

20. This CUP is only effective upon Rezone Petition #12256 becoming effective.

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

[2703](#)

PETITION: CUP 02703
APPLICANT: PAOLI WORLD HEADQUARTERS LLC
LOCATION: 6885-6891 PAOLI ROAD, SECTION 10, TOWN OF MONTROSE
CUP DESCRIPTION: indoor and outdoor entertainment and assembly, outdoor sales

In support: Cheyanne Blevins, Jill Landowski
Opposed: none

A motion was made by KRONING, seconded by PETERSON, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. Any conditions required for specific uses listed under s. 10.103 (see below).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to this CUP:

13. Outdoor entertainment shall not occur between the hours of 10pm and 8am.

14. This CUP shall expire and be subject to a review by the Town Board at the end of three years. A new CUP application shall be required to continue the conditional uses.

15. Outdoor lighting, music levels, and hours of operation shall comply with the agreed upon levels by the applicant and Town Board.

16. Owner, and current and future tenants, shall encourage shared or non-vehicular transportation to the venue to the extent practical for outdoor entertainment events.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2704](#)

PETITION: CUP 02704
APPLICANT: KWIK TRIP INC
LOCATION: NE CORNER OF ANDERSON RD AND HAASE RD, SECTION 9, TOWN OF BURKE
CUP DESCRIPTION: drive-in establishment (gas station and c-store)

In support: Zach Pagel
Opposed: none

A motion was made by KRONING, seconded by POSTLER, 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. (YGP: 1-0)

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.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2706](#)

PETITION: CUP 02706
APPLICANT: JS ZIEGLER TR (JOHN ZIEGLER)
LOCATION: 1256 STATE HIGHWAY 14, SECTION 7, TOWN OF RUTLAND
CUP DESCRIPTION: caretaker's residence in the LC zoning district

In support: John Ziegler
Opposed: none

A motion was made by KRONING, seconded by POSTLER, 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. (YGP: 1-0)

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 this CUP:

13. Applicant to obtain a highway access permit from Wisconsin Department of Transportation.

14. Land uses shall fully comply with the Town of Rutland Dark Sky ordinance.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

[12254](#)

PETITION: REZONE 12254

APPLICANT: CRAZY ACRES INC

LOCATION: WEST 282 STATE HIGHWAY 106, SECTION 23, TOWN OF ALBION

CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District

REASON: creating one residential lot

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12256](#)

PETITION: REZONE 12256

APPLICANT: AMBLE LAND LLC

LOCATION: 5900 COUNTY HIGHWAY D, SECTION 5, TOWN OF OREGON

CHANGE FROM: LC Limited Commercial District TO GC General Commercial District

REASON: zoning change to enable building reconstruction for existing business

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12263](#)

PETITION: REZONE 12263

APPLICANT: R & J ACRES LLC (BILL SCHMID)

LOCATION: 2109 SCHMID LN, SECTION 30, TOWN OF VERONA

CHANGE FROM: AT-35 Agriculture Transition District TO RR-16 Rural Residential District

REASON: shifting of property lines between adjacent land owners

A motion was made by KRONING, seconded by POSTLER, that the Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0. (YGP: 1-0)

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2701

PETITION: CUP 02701

APPLICANT: KEVIN AND GLORIA BILLINGS

LOCATION: 3364 SWINBURNE DR, SECTION 35, TOWN OF BLOOMING GROVE

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

A motion was made by KRONING, seconded by PETERSON, to approve the CUP based on the findings of fact as noted in the staff report and it has been determined that the proposal meets the standards for obtaining a CUP, with the conditions as noted in the staff report. The motion carried by the following vote: 5-0. (YGP: 1-0)

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 this CUP:
13. The applicant shall comply with all licensing and permitting requirements for short-term rentals.

14. Landowner will apply for, obtain and maintain an appropriate transient or tourist lodging rental license from Madison/Dane County Department of Public Health.

15. The rental shall be limited to 6 overnight guests.

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

F. Plats and Certified Survey Maps

[2026 LD-003](#) Certified Survey Map - Schudlach
Town of Rutland
Staff recommends conditional approval

In support: Linda Schudlach

A motion was made by KRONING, seconded by PETERSON, that the Land Division be approved with conditions. The motion carried by the following vote: 5-0. (YGP: 1-0)

1. This review is specifically for the preliminary Certified Survey Map that was submitted for review. Any alteration, modification and/or revisions made after this review may be subject to a new submittal. County staff reserves the right to require a new application based on the nature and extent of the changes. Lastly, this conditional approval is valid for one year from the date of issuance.
2. Compliance with the Dane County Comprehensive Plan is to be established.
 - No concerns. No net change in density and currently Deed Restricted prohibiting further residential development. ~ Planner Majid Allan.
3. The document is to be completed in accordance with Chapter 75 of the Dane County Code of Ordinances, S.236.34, Wisconsin State Statutes and any local land division policies set forth by the township.
4. All owners of record are to be included in the owner's certificate. Middle initials and a certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
County records indicate the following owners:
 - LINDA G SCHUDLACH
5. The required approval certificates are to be executed.
 - Town of Rutland
 - Village of Brooklyn
 - Dane County
6. Comments from WIS DOT are to be recognized:
 - Currently, the unimproved USH 14 corridor is used as farmland along with Lot #2 in the attached CSM. In the future, if USH 14 is constructed in this corridor, Lot #2 will not be granted access to USH 14 (as shown on the CSM). The proposed easement through Lot #1 to access Lot #2 would also not be applicable if USH 14 is built.
7. Comments with regards to the technical review of the survey map are to be satisfied:
 - Revise the Village Approval certificate to reflect the Village of Brooklyn.
 - Add language to the Town approval certificate that accepts the additional lands for dedication purposes.
 - In line 5 of the boundary description, the distance of 552.27 feet is called out, but using the map distance of 555.27, closure is spot on.
8. The recordable document is to be submitted for review and approval.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

G. Resolutions

[2026](#)
[RES-039](#)

IMPOSING A MORATORIUM ON THE RECEIPT OF APPLICATIONS FOR
ISSUANCE OF ZONING PERMITS FOR THE SITING OR PLACEMENT OF
DATA CENTERS IN DANE COUNTY

**A motion was made by MILES, seconded by DOOLAN, that Sub. 1 to the
resolution be recommended for approval. The motion carried by the following
vote: 6-0 (YGP: 1-0)**

Ayes: 6 - DOOLAN,KRONING,PETERSON,POSTLER,RITTandMILES

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2026](#)
[DISC-003](#)

[2026](#)
[DISC-004](#)

This resolution was

K. Other Business Authorized by Law

L. Adjourn

**A motion was made by KRONING that the meeting be adjourned at 10:23 PM. The
motion carried by the following vote: 5-0.**

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT