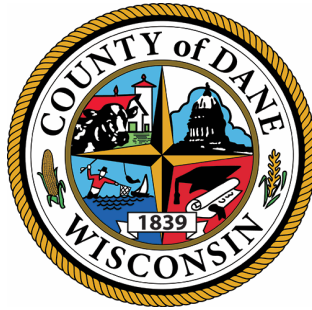


Dane County



Minutes

Tuesday, July 28, 2026

6:30 PM

See below for additional instructions on how to attend the meeting and provide public testimony.
Virtual Meeting: attend via Zoom; this meeting has been moved to virtual out of an abundance of caution due to a public safety concern.

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 28, 2026 Zoning and Land Regulation Committee meeting to order at 6:36 PM.

Staff present: Everson, Hilbert, Holloway, Violante

Supervisor Kroning arrived at 6:54 PM.

Present 5 - MICHELE DOOLAN, JEFFREY KRONING, DAVID PETERSON, DON POSTLER,
and MICHELE RITT

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

No comments made by the public.

[2026](#)
[RPT-265](#)

July 28, 2026 ZLR Registrants

C. Consideration of Minutes

[2026](#)
[MIN-130](#)

MINUTES OF THE JUNE 23, 2026 SITE VISIT MEETING

A motion was made by POSTLER that the Minutes be approved. The motion carried by the following vote: 4-0.

Ayes: 4 - DOOLAN,PETERSON,POSTLERandRITT

Absent: 1 - KRONING

[2026](#)
[MIN-163](#)

July 14, 2026 ZLR Committee Meeting Minutes

A motion was made by PETERSON that the Minutes be approved. The motion carried by the following vote: 4-0

Ayes: 4 - DOOLAN,PETERSON,POSTLERandRITT

Absent: 1 - KRONING

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

[12296](#)

PETITION: REZONE 12296
APPLICANT: KEVIN AND JESSICA HANSON
LOCATION: SOUTH OF 1609 COUNTY HWY JG, SECTION 6, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland
Preservation District TO FP-1 Farmland Preservation District
REASON: creating three residential lots and one agricultural lot

In support: Kevin Hanson
Opposed: none

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

Ayes: 4 - DOOLAN,PETERSON,POSTLERandRITT

Absent: 1 - KRONING

[12297](#)

PETITION: REZONE 12297
APPLICANT: ROBERT SPECKMANN AND LINDA SPINA
LOCATION: 1956 BARBER DR, SECTION 26, TOWN OF DUNN
CHANGE FROM: RE Recreational District TO SFR-08 Single Family Residential District
REASON: combine parcels to create one residential lot for an existing residence

In support: Linda Spina, Paul Spetz
Opposed: none

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

Ayes: 4 - DOOLAN,PETERSON,POSTLERandRITT

Absent: 1 - KRONING

[12298](#)

PETITION: REZONE 12298
APPLICANT: DONALD AND MARGO BENSON
LOCATION: 1246 WASHINGTON RD., SECTION 7, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expanding the size of a residential lot

In support: Dan Higgs
Opposed: none

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

Ayes: 4 - DOOLAN,PETERSON,POSTLERandRITT

Absent: 1 - KRONING

[12299](#)

PETITION: REZONE 12299

APPLICANT: BRIAN AND JANESEA HENNING

LOCATION: WEST OF 825 CLARKSON RD., SECTION 4, TOWN OF MEDINA

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

REASON: creating one residential lot using transfer of development rights (tdr)

RITT left the Zoom meeting at 6:53 PM

KRONING arrived at 6:54 PM

In support: none

Opposed: none

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

1. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to Lot 1.

2. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (parcel 0812-041-9000-2).

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 the TDR sending property (parcel 0812-041-9000-2) stating the following:

a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for this portion of the original Eugene Henning farm have been exhausted per the Town Comprehensive Plan density policies.

RITT returned to the Zoom meeting at 6:55 PM

Ayes: 4 - DOOLAN,KRONING,PETERSONandPOSTLER

Absent: 1 - RITT

[12300](#)

PETITION: REZONE 12300

APPLICANT: DANE, COUNTY OF

LOCATION: NORTH OF 3236 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE

CHANGE FROM: FP-1 Farmland Preservation District TO RI Rural Industrial District

REASON: rural industrial storage of materials

In support: John Welch, Allison Rathack

Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

A motion was made by POSTLER, seconded by KRONING, to suspend the rules to take up CUP Petition #2712 next on the agenda. The motion carried unanimously.

[2712](#)

PETITION: CUP 02712
APPLICANT: DANE, COUNTY OF
LOCATION: NORTH OF 3236 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: clay materials removal

A motion was made by POSTLER, seconded by KRONING, that the Conditional Use Permit be postponed due to the town action report pending. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12301](#)

PETITION: REZONE 12301
APPLICANT: CHEN-KANG & JULIE CHANG TR
LOCATION: 5794 LINCOLN RD, SECTION 9, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

In support: Eileen Chang
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,POSTLERandRITT

[12302](#)

PETITION: REZONE 12302
APPLICANT: D & L OLSON TR (DOUGLAS OLSON)
LOCATION: 504 HANERVILLE RD, SECTION 26, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

In support: Dan Higgs, Doug Olson
Opposed: none

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

1. The TDR-S (Transfer of Development Rights – Sending) overlay zoning district shall be assigned to the sending property (tax parcel 051123485004).
2. The TDR-R (Transfer of Development Rights – Receiving) overlay zoning district shall be assigned to the proposed residential lot.
3. Applicant shall record an agricultural conservation easement (ACE) on 40 acres of FP-35 zoned land (tax parcel #051123485004).
4. A deed notice document shall be recorded on the proposed RR-2 lot indicating that the lot was created through a Transfer of Development Rights.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12303

PETITION: REZONE 12303

APPLICANT: HEPTA S INC

LOCATION: 372 KOSHKONONG RD., SECTION 14, TOWN OF CHRISTIANA

CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District

REASON: shifting of property lines between adjacent land owners

In support: Kathy Bjoin, Madison Thompson

Opposed: none

**A motion was made by PETERSON, seconded by KRONING, that the Zoning
Petition be recommended for approval. The motion carried by the following vote:**

5-0

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

**A motion was made by KRONING, seconded by POSTLER, to suspend the rules to
take up CUP Petition #2715 next on the agenda. The motion carried unanimously.**

[2715](#)

PETITION: CUP 02715
APPLICANT: HEPTA S INC
LOCATION: 450 KOSHKONONG RD., SECTION 14, TOWN OF CHRISTIANA
CUP DESCRIPTION: mineral extraction

In support: Kathleen Bjoin, Madison Thompson
Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact that the proposal meets the standards for obtaining a CUP, with the facts and conditions as noted in the staff report. The motion carried by the following vote: 5-0.

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
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 approved locations identified in the site plan and operations plan.
7. Off-street parking must be provided, consistent with s. 10.102(8).
8. 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.
9. 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.
10. 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.
11. 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:

12. 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.
13. 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.
14. The permit period shall be ten (10) years from the effective date as per town board action report.
15. Open excavation area shall not exceed twenty (20) acres.
16. Reclamation shall be completed within one year after operations have ceased and shall be phased according to the operations and reclamation plan.
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 Koshkonong Rd. shall be setback 30 feet from the property line.
23. Subject to State Statute 66.0441(3)(c), hours of operation shall be as follows:
 - a. Operations shall be limited to 6:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 AM to 12:00 PM on Saturday's. There shall be no operations of any kind on 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.
 - b. Crushing of stone shall be limited to 6:00 a.m. to 6:00 p.m., Monday through Friday. Crushing shall not be permitted on Saturday, Sunday or legal holidays.
 - c. For Wisconsin Department of Transportation (WisDOT) projects, hauling/transport of material will occur 24 hours per day/7 days per week, with the exception of Sunday evenings. Hauling for local municipal and/or commercial projects will be limited to 6:00 a.m. to 6:00 pm Monday through Friday and 7:00 a.m. to 12:00 pm on Saturday.

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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. Blasting shall be limited to Monday through Friday, 9:00 AM to 4:30 PM only. No blasting shall occur on the weekends or holidays.
 - b. Notice of Blasting Events. Prior to any blasting event, operator to notify the Town of Christiana Clerk, 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.
 - c. 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.
 - d. 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, 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. CUP #2715 is limited to Bjoin Limestone and 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.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12304

PETITION: REZONE 12304
APPLICANT: HARLAN D ERDAHL
LOCATION: 1901 ERDAHL DR, SECTION 26, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Mixed-Use District
REASON: separating existing residence from farmland

In support: Michael Rumpf

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.

1. A deed restriction shall be recorded on the balance of FP-35 zoned land owned by the applicant prohibiting further non-farm development in accordance with town plan policies (tax parcels 061126485006, 061126480654, 061126490009, and 061126495004).

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12305

PETITION: REZONE 12305
APPLICANT: JON ALECKSON & MARY KADERABEK
LOCATION: 2920 TOWN HALL RD, SECTION 8, TOWN OF SPRINGDALE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District
REASON: correction of comprehensive rezone error

In support: none

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.

1. A deed restriction shall be recorded on both of the lots stating the following:
a. There shall be no further land divisions per the Town of Springdale land use plan policies.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12306](#)

PETITION: REZONE 12306
APPLICANT: DENNIS M KARLS
LOCATION: 6496 COUNTY HIGHWAY DM, SECTION 13, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Residential District
REASON: separating existing residence from farmland

In support: Rachel Karls, Dennis Karls
Opposed: none

A motion was made by KRONING, seconded by DOOLAN, that the Zoning Petition be recommended for approval with one condition. The motion carried by the following vote: 4-0-1. (POSTLER abstaining)

1. Prior to the housing of livestock on the property, a farm soil and water conservation plan meeting the standards of NR 151, Wisconsin Administrative Code shall be approved by the Department of Land and Water Resources.

Ayes: 4 - DOOLAN,KRONING,PETERSONandRITT

Abstain: 1 - POSTLER

[12307](#)

PETITION: REZONE 12307
APPLICANT: ROBERT J SPORE
LOCATION: NORTH OF 4335 MISSOURI RD, SECTION 10, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District,
FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating one residential lot

In support: David Dinkel, Matt Zickert
Opposed: none

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

1. Applicant shall record a deed restriction on the remaining farm land (the FP-1 zoned lots, currently part of tax parcels 071210485005, 071210481303, and 071210495905) that states the following:

a. Further residential/nonfarm development is prohibited. The housing density rights for the original E. Bodeman farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12308](#)

PETITION: REZONE 12308
APPLICANT: PFEIFFER TR
LOCATION: 1832 OAKVIEW DR, SECTION 32, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO NR-C Natural Resource Conservation District
REASON: reconfiguration of buildable lots and creation of nr-c lot

A motion was made by KRONING to suspend the rules to take up 2026 LD-009 next on the agenda before Rezone 12308. The motion carried unanimously.

[2026 LD-009](#) Land Division Waiver - Pfeiffer Trust
Town of Pleasant Springs
Staff recommends approval - Ch. 75.19(6)(b) road frontage

A motion was made by KRONING, seconded by PETERSON, that the Land Division waiver be approved. The motion carried by the following vote: 5-0.

Finding of fact: Proposed Lot 3 is associated with rezone petition #12308 and with the request to NR-C no residential development is allowed or planned with this lot.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[12308](#) PETITION: REZONE 12308
APPLICANT: PFEIFFER TR
LOCATION: 1832 OAKVIEW DR, SECTION 32, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO NR-C Natural Resource Conservation District
REASON: reconfiguration of buildable lots and creation of nr-c lot

In support: David Pfeiffer
Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2713

PETITION: CUP 02713

APPLICANT: NATHANIEL T MCGREE

LOCATION: 3511 BOHN ROAD, SECTION 28, TOWN OF VERMONT

CUP DESCRIPTION: transient or tourist lodging

In support: Nathaniel McGree

Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact that the proposal meets the standards for obtaining a CUP, with the facts and conditions as noted in the staff report. The motion carried by the following vote: 5-0.

CUP 2713 Conditions of Approval:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (none).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for

revocation of the conditional use permit.

Conditions specific to this CUP:

13. Maximum guests shall not exceed 8 persons.

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2714

PETITION: CUP 02714

APPLICANT: WAUBESA BOAT WORKS LLC

LOCATION: 4423 GOODLAND PARK RD, SECTION 8, TOWN OF DUNN

CUP DESCRIPTION: caretaker's residence in the GC zoning district

In support: Mike Moran

Opposed: none

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

CUP 2714 Conditions of Approval:

Standard Conditions for all Conditional Use Permits from 10.101(7):

1. Any conditions required for specific uses listed under s. 10.103 (none).
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
12. Failure to comply with any imposed conditions, or to pay reasonable county

costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.

Conditions specific to this CUP:

13. All outdoor lighting shall be dark skies compliant, shall be directed downward, and shall be designed to prevent ambient light spill onto adjacent properties and public rights-of-way.

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

2716

PETITION: CUP 02716

APPLICANT: TYLER J BRONKHORST

LOCATION: 1864 MEADOWVIEW LN, SECTION 2, TOWN OF COTTAGE GROVE

CUP DESCRIPTION: limited family business

In support: Tyler Bronkhorst

Opposed: none

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact that the proposal meets the standards for obtaining a CUP, with the facts and conditions as noted in the staff report. The motion carried by the following vote: 5-0.

CUP 2716 Conditions of Approval:

Standard Conditions for all Conditional Use Permits from 10.101(7):

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. No long-term outdoor storage of materials or equipment associated with the applicant's mobile repair business is permitted.

14. This conditional use permit is for operation of a mobile repair business (storage and incidental repair). Manufacturing or assembling products or selling products on the premises or any combination thereof is prohibited.

15. The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

[2026 OA-008](#) **AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, UPDATING FLOOD INSURANCE STUDY PROVISIONS**

In support: none

Opposed: none

A motion was made by POSTLER, seconded by PETERSON, that the Ordinance Amendment 008 be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

[12293](#)

PETITION: REZONE 12293

APPLICANT: MARY R ZIMMERMAN & NATHAN CORNISH

LOCATION: 3955 OBSERVATORY RD, SECTION 21, TOWN OF CROSS PLAINS

CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District

REASON: create one residential lot and two agricultural lots

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.

1. A deed restriction shall be recorded on the remaining farm land (current parcels 070721280000, 070716491711, and 070721185015) that states:

a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Robert Kelter farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2710

PETITION: CUP 02710
APPLICANT: BRANDON SCULLION
LOCATION: 3754 ELNA RD, SECTION 10, TOWN OF BURKE
CUP DESCRIPTION: garage more than 12 feet in average height

A motion was made by KRONING, seconded by POSTLER, to approve the CUP based on the findings of fact that the proposal meets the standards for obtaining a CUP, with the facts and conditions as noted in the staff report. The motion carried by the following vote: 5-0.

CUP 2710 Conditions:

1. Any conditions required for specific uses listed under s. 10.103 (none).
 2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
 3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
 4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
 5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
 6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
 7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
 8. Off-street parking must be provided, consistent with s. 10.102(8).
 9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be borne by the landowner. Costs borne by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
 10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
 11. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
 12. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit.
- Conditions specific to this CUP:

13. This conditional use is strictly for Brandon Scullion located at 3754 Elna Rd in the Town of Burke.
14. This conditional use is strictly for one detached accessory building on parcel 0810-104-0952-7.
15. The building may exceed the height of 12 feet but cannot exceed a mean or average height of 16 feet.
16. Driveway access must enter off Elna Road on existing driveway.
17. Neighbor properties must not be negatively impacted.
18. The storage of any hazardous materials or liquids shall comply with all State and Federal regulations including best management practices for such materials.
19. A Zoning Permit is required by Dane County Zoning.
20. A location survey is required by Dane County Zoning to verify setbacks.

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

F. Plats and Certified Survey Maps

[2026 LD-009](#) Land Division Waiver - Pfeiffer Trust
Town of Pleasant Springs
Staff recommends approval - Ch. 75.19(6)(b) road frontage

Action taken previously, see above.

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

The committee set meeting dates for the budget: October 13th work meeting and October 20th special meeting (both at 6:30 PM).

L. Adjourn

A motion was made by POSTLER that the meeting be adjourned at 8:15 PM. The motion carried unanimously.