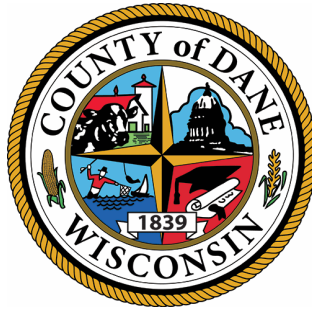


Dane County



Minutes

Tuesday, June 23, 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 June 23, 2026 Zoning and Land Regulation Committee meeting to order at 6:31 PM.

Staff present: Everson, Holloway, Hilbert, Violante

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

[2026
RPT-159](#)

June 23, 2026 ZLR Committee Registrants

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

No comments

C. Consideration of Minutes

1. [2026
MIN-113](#) JUNE 9TH ZLR COMMITTEE WORK MEETING MEETINGS

A motion was made by KRONING that the Minutes be approved. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2. [2026
MIN-114](#) JUNE 11TH ZLR COMMITTEE MEETING MINUTES

A motion was made by PETERSON that the Minutes be approved. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

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

1. [12282](#) PETITION: REZONE 12282
APPLICANT: TURK LIVING TRUST (C/O ANNA KRAFT, TRUSTEE)
LOCATION: 9533 KAHL RD, SECTION 25, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: separate existing residence from the rest of the farm to settle an estate

In support: Anna Kraft, Kristi Lemanski

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.

An easement (or easements) shall be recorded for the off-lot well and septic drainfield that serve the residence on Lot 1.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

2. [12283](#)

PETITION: REZONE 12283
APPLICANT: GV BLACKBERRY LLC
LOCATION: WEST AND SOUTH OF 9554 TURKEY RD, SECTION 25, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential and RM-8 Rural Mixed-Use District
REASON: creating two residential lots

In support: Devon Van Ess
In opposition: Rene Heiden, Eliot Butler
Neither support nor oppose: Todd Boutelle

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.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

3. [12284](#)

PETITION: REZONE 12284
APPLICANT: MICHELLE M THODE
LOCATION: 10864 COUNTY HIGHWAY A AND LANDS SOUTH, SECTION 18, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District and FP-1 Farmland Preservation District
REASON: creating two residential lots (one for existing farmstead) and one agricultural lot

In support: Andrea Davitt
Opposed: none

A motion was made by PETERSON, 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 tax parcels 050618191903, 050618196908, and 050618485006 stating the following:
a. Further residential/nonfarm development is prohibited on the remaining FP-35 zoned land. The housing density rights for the original Donovan Gordon farm have been exhausted per the Town Comprehensive Plan density policies.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

4. [12285](#)

PETITION: REZONE 12285
APPLICANT: GARY & RUTH ZIEGLER LIVING TR
LOCATION: 6840 DUNLAP HOLLOW ROAD, SECTION 29, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

In support: Cheryl Ziegler
Opposed: none
Neither support nor oppose: Charlene Schmidt, Debra Cooper

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed since town action is pending. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

5. [12286](#)

PETITION: REZONE 12286
APPLICANT: JEFFREY AND NANCY HERBRAND
LOCATION: SOUTH OF 8184 BALLWEG RD, SECTION 26, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, and
FP-1 Farmland Preservation District
REASON: creating one residential lot and one agricultural lot

In support: Matt Herbrand
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

6. [12287](#)

PETITION: REZONE 12287
APPLICANT: JEROME & LYNN ZANDER
LOCATION: 9277 WINDY LANE, SECTION 31, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

In support: Lynn Zander
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.**

1. Applicant shall apply for and obtain a rural address for the farm operation.
2. A shared driveway access easement shall be recorded to provide access from
the terminus of Windy Lane to the adjacent farm operation.
3. A shared private well easement shall be recorded for the existing well.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

7. [12290](#)

PETITION: REZONE 12290
APPLICANT: MACKLER QTIP TR & ANDREW J MACKLER LIVING TR
LOCATION: EAST OF 8736 COUNTY HIGHWAY PD, SECTION 10, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating four residential lots

In support: Andrew Mackler
Opposed: none
Neither support nor oppose: Jonathon Slaney

**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.**

1. A deed restriction shall be recorded on the CSM lots that states the following:
 - a. Additional land division is prohibited per Town of Springdale land use
policies.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

8. [12291](#)

PETITION: REZONE 12291
APPLICANT: KENNETH E ZWEIFEL
LOCATION: NORTH OF 3038 COUNTY HIGHWAY J, SECTION 1, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: creating one residential lot

In support: Ken Zweifel

Opposed: none

A motion was made by PETERSON, 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 lot stating the following:

a. There shall be no further land divisions per the Town of Springdale land use plan policies.

2. Applicant to obtain a Highway Access Permit from Dane County Highway.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

9. [12292](#)

PETITION: REZONE 12292
APPLICANT: HILLSIDE ESTATES LLC (C/O WILLS MANNING)
LOCATION: EAST OF 320 E. MEDINA ROAD, SECTION 26, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

In support: Wills Manning

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.

1. Applicant to record a deed restriction limiting the keeping of livestock to be within the requirements of the Town of Medina animal unit policy.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

10. [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

In support: none

Opposed: none

A motion was made by PETERSON, seconded by KRONING, that the Zoning Petition be postponed since town action is pending. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

11. [12294](#)

PETITION: REZONE 12294
APPLICANT: EILEEN MEIXELSPERGER-VAN ACKER
LOCATION: 10359 COUNTY HIGHWAY KP, SECTION 16, TOWN OF MAZOMANIE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-4 Rural Residential District, and FP-1 Farmland Preservation District
REASON: creating two residential lots (one for existing home) and one agricultural lot

In support: Kevin and Diane Fisher
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.

1. Applicant to obtain a Highway Access Permit from Dane County Highway.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

12. [12295](#)

PETITION: REZONE 12295
APPLICANT: FRED H WITTE & SONS INC (MOMS CG FARM LLC)
LOCATION: WITTEWOOD LN SOUTH OF 2924 HOPE RD, SECTION 29, TOWN OF COTTAGE GROVE
CHANGE FROM: RR-8 Rural Residential District and FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District
REASON: creating a 10-lot residential subdivision with a transfer of development rights (TDR)

In support: David Dinkel, Dave Witte
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed since the town action is pending. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

13. [2707](#)

PETITION: CUP 02707
APPLICANT: JANE BECKER AND BRET MILLER
LOCATION: 86 OAK ST, SECTION 25, TOWN OF ALBION
CUP DESCRIPTION: transient or tourist lodging (short-term rental)]

In support: Jane Becker
Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

14. [2708](#)

PETITION: CUP 02708
APPLICANT: SWALHEIM 2011 REV TR (C/O ELEMENTS LAWN AND SNOW)
LOCATION: NE OF 3475 N STAR RD, SECTION 27, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: outdoor storage - dumpsters for contractor business

In support: Travis Leeser
Opposed: none

A motion was made by KRONING, seconded by PETERSON, that the Conditional Use Permit be postponed due to the need for more information. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

15. [2709](#)

PETITION: CUP 02709
APPLICANT: BEMO LIVING TR (PETER MILLER)
LOCATION: 4437 RIDGE RD, SECTION 12, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: limited family business - rental property management

In support: Peter Miller, Rachel Miller
In opposition: Mark Olejniczak, David Knocke

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

16. [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

In support: Brandon Scullion, Nich Zielsdorf
Opposed: none

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

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT

17. [2711](#)

PETITION: CUP 02711

APPLICANT: ELAINE A HODGSON DECLARATION OF TRUST

LOCATION: 2525 LESLIE RD, SECTION 21, TOWN OF DUNKIRK

CUP DESCRIPTION: limited family business - agricultural tours and workshops

In support: Elaine Hodgson, Larry Hodgson, Rachel Hughes, Chris Neumann

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.

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 use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.

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

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

K. Other Business Authorized by Law

L. Adjourn

A motion was made by PETERSON that the meeting be adjourned at 9:05 PM. The motion carried by the following vote: 5-0.

Ayes: 5 - DOOLAN,KRONING,PETERSON,POSTLERandRITT