

Town of Christiana

Plan Commission Meeting

Tuesday, Sept 23, 2025

The public hearing was called to order at 7:05 p.m. by Plan Commission Chairman, Tom Jelinek. In attendance were Plan Commission Members Dawn Redford, Cindy Brady and Kevin Gyland. Adam Travis was absent. Various members and friends of the community were in attendance.

PROCEDURAL:

The meeting was properly noticed and posted.

PUBLIC HEARING:

Raymand Ripp advised the board that he is requesting to rezone parcel number 016/0612-193-9210-9 from FP-35 to RR-2 for a future sale to his nephew who intends to build a private residence on the lot. There are no current plans for the house or driveway permits. Mr. Ripp advised this is simply the first step in the process.

Dennis Kopf advised that he was requesting a conditional use permit for the residence at 2771 Olia Rd. for tourist/transient housing (Short Term Rental/STR). Mr. Kopf assured the commission that he has house rules limiting the number of visitors per instance to six (6) people per stay and there are quiet hours and a prohibition on parties. He advised that his permanent residence is the Olia Rd. residence, but he also has a residence in Middleton, WI he typically stays in the Town of Christiana during the school year as it is closer to his employment.

A citizen expressed some concern with the idea of multiple STR's in the township. She is a neighbor to an STR and did not object to it but rather questioned how the town would limit the number of them if it became an issue.

Cindy Cutrano discussed an STR request for parcel number 016/0612-054-9010-0 on behalf of Arington Adventures LLC. She explained that much like Mr. Kopf, the house rules would restrict the number of people on the property and any given time and explained that one rule they have is that the residence cannot be rented by anyone under the age of 30 yrs. Mrs. Cutrano further advised that she had not yet completed an application for the STR with Dane County Zoning as she was unaware that the procedure had recently changed.

NEW BUSINESS:

Public Comment was closed, and the regular meeting was brought to order by the Chairman at 7:25 p.m. Approval of the minutes from August 26, 2025:

Cindy Brady moved to approve the minutes of the August 26, 2025, meeting. Kevin Gyland seconded the motion.

Motion passed 4-0

Discussion and possible action regarding Raymond Ripp's request to rezone parcel number 016/0612-193-9210-9 from FP-35 to RR2.

Tom Jelinek asked if there were any permits pulled, or any plans made for the pending residential build. Mr. Ripp reiterated that there was no plan in place and that the sale of the parcel would be later. Jelinek pointed out that according to the density study provided, this rezone/split would deplete the available splits and that there would be a deed restriction on the remaining land.

Dawn Redford made a motion to approve the rezone for the final split on the property with the deed restriction prohibiting development on the remaining acreage. Cindy Brady seconded the motion.

Motion carried 4-0.

Discussion and possible action regarding a conditional use permit for parcel number 016/0612-082-9430-0 to operate an Airbnb (STR).

Tom Jelinek asked why the paperwork submitted to Dane County indicated the request was made to correct a violation. Supervisor Dawn Redford explained that there were several STR's operating in the Town of Christiana but none of them had obtained a Conditional Use Permit (CUP); therefore, Dane County sent violation letters on behalf of the Town of Christiana for the property owners to cease and desist operation until a CUP was approved. Dawn reminded the committee that Dane County recently passed Ordinance Amendment 23 which transferred the approval of CUP's to County Zoning as required by WI State Statutes therefore this application approval or denial is a recommendation to the County. Cindy Brady shared that WI State Statutes prohibit denying STR's. Dawn clarified that the county could place restrictions on approvals and that the Town of Christiana Board would handle sending the recommendation to the County within 60 days of the county's zoning hearing.

Dawn Redford made a motion to recommend approval of the CUP to operate a STR as it is outlined on the request to Dane County so long as all the requirements for licensing as required by Public Health Dane County and the Department of Agriculture and Consumer Protection are met. Cindy Brady seconded the motion.

Motion Carried 4-0.

Discussion regarding a request for a conditional use permit for parcel number 016/0612-054-9010-0 from Cindy Cutrano on behalf of Arington Adventures LLC to operate a STR. Dawn Redford advised the commission that this was another property that was operating a STR through Vrbo without a CUP and asked Mrs. Cutrano if she had any further questions after hearing the discussion on the previous discussion. Mrs. Cutrano advised that she would be completing the application to Dane County Zoning and would return to the town for approval after the application is completed.

ADJOURNMENT

At 8:14 p.m. Kevin Gyland made a motion to adjourn the meeting. Cindy Brady seconded the motion.

Motion carried 4-0.