



Dane County

Meeting Agenda - Final

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.

Tuesday, June 24, 2025

6:30 PM

Hybrid Meeting: Attend in person at the City County Building in Room 354; or Attend virtually via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

The June 24, 2025 Zoning and Land Regulation Committee meeting will be a hybrid meeting. Members of the public can either attend in person or virtually via Zoom.

The public can attend in person at Room 354, City-County Building, 210 Martin Luther King Jr. Boulevard, Madison, WI.

The public can access the meeting virtually with the Zoom application or by telephone.

To join the meeting in Zoom, click the following link (after you fill out the form, the meeting link and access information will be emailed to you):

https://zoom.us/webinar/register/WN_WvM_46rOS6if8NtCt0XFSA

This link will be active until the end of the meeting.

To join the meeting by phone, dial-in using the following toll-free phone number:

1-888-788-0099

When prompted, enter the following Webinar ID: 910 9787 2345

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

[12167](#) PETITION: REZONE 12167
APPLICANT: STEVEN AND SUSAN WEINBERGER
LOCATION: NORTH OF 1612 HILLSIDE RD, SECTION 35, TOWN OF CHRISTIANA
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: rezone an existing lot for residential use using transfer of development rights

Attachments: [12167 Staff Report](#)
[12167 Density Study TDR Sending Property](#)
[12167 MAP](#)
[12167 APP](#)

[12168](#) PETITION: REZONE 12168
APPLICANT: MICHAEL J EUHARDY
LOCATION: 4017 COUNTY HWY JJ, SECTION 15, TOWN OF VERMONT
CHANGE FROM: RM-16 Rural Mixed-Use District and LC Limited Commercial District TO GC General Commercial District
REASON: adding lands to town hall property and updating zoning for governmental use

Attachments: [12168 Staff Report](#)
[12168 Town Action](#)
[12168 MAP](#)
[12168 APP](#)

[12169](#) PETITION: REZONE 12169
APPLICANT: DONALD P SQUIRE JR
LOCATION: 706 US HWY 51, SECTION 2, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [12169 Staff Report](#)
[12169 Density Study](#)
[12169 MAP](#)
[12169 APP](#)

[12170](#)

PETITION: REZONE 12170
APPLICANT: VINEY ACRES LLC
LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO GC General Commercial District and UTR Utility, Transportation and ROW District
REASON: create 7-lot commercial subdivision

Attachments: [12170 Staff Report](#)
[12170 Town Action](#)
[12170 MAP](#)
[12170 Cottage Grove Commercial Area Policies](#)
[12170 CG Conceptual Rural Buisness Park Development Plan](#)
[12170 Proposed Lot and Zoning Map](#)
[12170 Wetland Delineation Maps](#)
[12170 Wetland Map](#)
[12170 APP](#)

[12171](#)

PETITION: REZONE 12171
APPLICANT: ROBERT AND KIM RIEGE
LOCATION: SOUTH AND EAST OF 3120 FADNESS RD, SECTION 3, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and NR-C Natural Resource Conservation District
REASON: creating one residential lot and one conservancy lot

Attachments: [12171 Staff Report](#)
[12171 Density Study](#)
[12171 Town Action](#)
[12171 MAP](#)
[12171 APP](#)

[12172](#)

PETITION: REZONE 12172
APPLICANT: WEDEWARD LIVING TR (MIKE WEDEWARD)
LOCATION: WEST OF 368 WATERLOO ROAD, SECTION 11, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12172 Staff Report](#)
[12172 Density Study 2025 Update](#)
[12172 APP](#)
[12172 MAP](#)

[12174](#)

PETITION: REZONE 12174
APPLICANT: GREGORY AND ANGELA RICE
LOCATION: 1870 SKYLINE DR & 1881 WILLIAMS DR, SECTION 29, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, RM-8 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: create one new residential lot via transfer of development rights

Attachments: [12174 Staff Report](#)
[12174 Density Study](#)
[12174 APP](#)
[12174 MAP](#)

[02662](#)

PETITION: CUP 02662 WITHDRAWN BY APPLICANT
APPLICANT: RUTH A CRENNELL SURVIVOR'S TRUST (C/O AMANDA HAUSER)
LOCATION: 1451 STORYTOWN RD, SECTION 5, TOWN OF OREGON
CUP DESCRIPTION: large animal (horse) boarding

Attachments: [CUP 2662 APP - Wiithdrawn](#)
[CUP 2662 MAP](#)

[02663](#)

PETITION: CUP 02663
APPLICANT: TIMOTHY AND JORI WOODSTOCK
LOCATION: 3930 COUNTY HIGHWAY A, SECTION 15, TOWN OF
RUTLAND
CUP DESCRIPTION: limited family business - concrete contractor

Attachments: [CUP 2663 Staff Report](#)
[CUP 2663 Town Action](#)
[CUP 2663 APP](#)
[CUP 2663 MAP](#)

[02664](#)

PETITION: CUP 02664
APPLICANT: HIGHWAY J WAREHOUSE LLC (C/O JOE HANDRICK)
LOCATION: 3184 COUNTY HWY J, SECTION 1, TOWN OF
SPRINGDALE
CUP DESCRIPTION: residence within the GC General Commercial
zoning district

Attachments: [CUP 2664 Staff Report](#)
[CUP 2664 Town Action](#)
[CUP 2664 MAP](#)
[CUP 2664 APP rev](#)

[02665](#)

PETITION: CUP 02665
APPLICANT: ROBERT M BRUNNER REV TR (C/O BOB BRUNNER)
LOCATION: WEST OF 8541 PINE HILL RD, SECTION 22, TOWN OF
CROSS PLAINS
CUP DESCRIPTION: solar array electric generating facility - 35 acres

Attachments: [CUP 2665 Staff Report](#)
[CUP 2665 CROSS PLAINS](#)
[CUP 2665 MAP](#)

[02666](#)

PETITION: CUP 02666
APPLICANT: JOEL DAVID LUDOWITZ
LOCATION: 9494 DONNETTE DR, SECTION 18, TOWN OF ROXBURY
CUP DESCRIPTION: accessory building over 12 feet in average height (12.9 feet proposed)

Attachments: [CUP 2666 Staff Report](#)
[CUP 2666 Town Action](#)
[CUP 2666 APP](#)
[CUP 2666 MAP](#)

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

[12137](#)

PETITION: REZONE 12137
APPLICANT: THOMAS AND AMY VILS
LOCATION: SOUTH OF 10078 COUNTY HIGHWAY Y, SECTION 22, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: create two residential lots and one agricultural lot

Attachments: [12137 Staff Update](#)
[12137 Staff Report](#)
[12137 Town Action](#)
[12137 Soil Report](#)
[12137 Building envelope sketch 05-01-2025](#)
[12137 EMS email on driveway access](#)
[12137 DNR Wetland ID Response Report 2025-00402](#)
[12137 Floodplain and contours](#)
[12137 floodplain wetland](#)
[12137 APP](#)
[12137 MAP](#)

Legislative History

2/25/25	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed due to allow for additional time for a wetland delineation and other site information. The motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2025 RPT-159](#) Discussion and possible action on the revocation of CUP 2582
CUP: non-metallic mineral extraction operation
Owner: K&D Stone LLC
Location: 345 Center Road, Section 28, Town of Rutland

Attachments: [June 24, 2025 ZLR Report](#)
[6.08.25 complaint email](#)
[6.20.25 complaint email](#)
[CUP 2582 final w appeal 3724](#)
[June 9, 2025 Inspection Summary](#)

K. Other Business Authorized by Law

L. Adjourn

Note: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below—preferably at least three business days but no fewer than 24 hours prior to the meeting.

Nota: Si necesita un intérprete, un traductor o materiales en formatos alternativos o cualquier otra adaptación para tener acceso a este servicio, actividad o programa, llame al número de teléfono que puede encontrar a continuación — de preferencia con al menos 3 días de anticipación y como mínimo 24 horas antes del evento en cuestión.

Sau tseg: Yog koj xav tau ib tug neeg txhais lus, txhais ua ntaub ntawv, cov ntaub ntawv uas nyob rau lwm yam kev lawm los sis lwm yam kev pab nkag rau qhov kev pab no, kev ua si los sis kev pab cuam, thov hu tus xov tooj rau hauv qab no—xav kom hu li peb hnuv ua ntej tuaj tab sis tsis pub tsawg tshaj 24 xuab moos ua ntej rau lub rooj sib tham no.

ملحوظة: إذا كنت بحاجة لترجمة شفوية أو كتابية أو مواد بصيغة مختلفة أو تسهيلات أخرى للحصول على هذه الخدمة أو النشاط أو البرنامج، يرجى الاتصال . برقم الهاتف أدناه قبل ثلاثة أيام عمل رسمية على الأقل من تاريخ الجلسة

Planning & Development Staff, 608-266-4266, TTY WI RELAY 711

