



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, September 16, 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 September 16, 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_NQ_WdXVuS-WksFf1vyKdWQ

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: 928 7316 4473

PROCESS TO PROVIDE PUBLIC COMMENT:

IN PERSON: Any members of the public wishing to register to speak on/support/oppose an agenda item can register in person at the meeting using paper registration forms. **IT IS HIGHLY ENCOURAGED TO REGISTER VIA THE ZOOM LINK ABOVE EVEN IF YOU PLAN ON ATTENDING IN PERSON.**

In person registrations to provide public comment will be accepted throughout the meeting.

VIRTUAL: Any members of the public wishing to register to speak on/support/oppose an agenda item **MUST REGISTER USING THE LINK ABOVE** (even if you plan to attend using your phone). Virtual registrations to provide public comment will be accepted until 30 minutes prior to the beginning of the meeting.

In order to testify (provide public comment) virtually, you must be in attendance at the meeting via Zoom or phone, you will then either be unmuted or promoted to a panelist and provided time to speak to the body.

If you want to submit a written comment for this meeting, or send handouts for board members, please send them to: plandev@danecounty.gov

Interpreters must be requested in advance; please see the bottom of the agenda for more information.

Los intérpretes deben solicitarse con anticipación; consulte el final de la agenda para obtener más información.

Yuav tsuam tau thov txog cov neeg txhais lus hau ntej; thov saib hauv qab kawg ntawm qhov txheej txheem rau cov ntaub ntawv ntiv.

يجب التقدم بطلب خدمات الترجمة مقدماً. يرجى الاطلاع على أسفل جدول الأعمال للمزيد من المعلومات

A. Call to Order

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

C. Consideration of Minutes

[2025 MIN-269](#) September 2, 2025 ZLR Committee Meeting Minutes

Attachments: [09-02-2025 ZLR Public Hearing Minutes](#)

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

[12192](#)

PETITION: REZONE 12192
APPLICANT: WILL AND MELANY SADEK
LOCATION: 7791 COUNTY HIGHWAY Y, SECTION 7, TOWN OF DANE
CHANGE FROM: FP-1 Farmland Preservation District TO SFR-1 Single Family Residential District and SFR-2 Single Family Residential District
REASON: create one residential lot and reconfigure an existing residential lot

Attachments: [12192 Staff Report](#)
[12192 Density](#)
[12192 APP](#)
[12192 MAP](#)

[12193](#)

PETITION: REZONE 12193
APPLICANT: TOWN OF YORK (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: MULTIPLE PARCELS, TOWN OF YORK (See application for specifics)
REASON: a town sponsored blanket rezone of multiple parcels to correct zoning map discrepancies

Attachments: [12193 Staff Report](#)
[12193 Town Action](#)
[12193 Parcel list and rationale](#)
[12193 APP](#)
[12193 MAPS](#)

[12195](#)

PETITION: REZONE 12195
APPLICANT: DAVID & ROBYN GARFOOT
LOCATION: 8670 GARFOOT DRIVE, SECTION 10, TOWN OF PRIMROSE
CHANGE FROM: RR-4 Rural Residential District TO RM-8 Rural Mixed-Use District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District, RR-2 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: expanding two existing residential lots

Attachments: [12195 Staff Report](#)
[12195 APP](#)
[12195 MAP](#)

[12196](#)

PETITION: REZONE 12196
APPLICANT: OLSEN TRUST
LOCATION: 6466 SUNSET DRIVE, SECTION 36, TOWN OF VERONA
CHANGE FROM: RR-2 Rural Residential District TO MFR-08 Multi-Family Residential District
REASON: creating a condominium plat for 4 single-family homes

Attachments: [12196 Staff Report](#)
[12196 Town Action](#)
[12196 APP](#)
[12196 MAP](#)

[12197](#)

PETITION: REZONE 12197
APPLICANT: RICHARD A ANDERSON
LOCATION: SOUTH OF 4551 PLEASANT VALLEY ROAD, SECTION 8, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating four three residential lots

Attachments: [12197 Staff Report](#)
[12197 Town Action](#)
[12197 VERMONT Density Study](#)
[12197 APP rev](#)
[12197 MAP](#)

[12198](#)

PETITION: REZONE 12198
APPLICANT: LAWRENCE & ELIZABETH HAACK
LOCATION: 9210 BRAUN ROAD, SECTION 17, TOWN OF CROSS PLAINS
CHANGE FROM: SFR-08 Single Family Residential District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12198 Staff Report](#)
[12198 APP](#)
[12198 MAP](#)

[02673](#)

PETITION: CUP 02673
APPLICANT: VOLENBERG REV TR, JOAN L
LOCATION: 2315 COUNTY HIGHWAY W, SECTION 19, TOWN OF CHRISTIANA
CUP DESCRIPTION: Extend existing CUP (CUP #2333) for non-metallic mineral extraction

Attachments: [CUP 2673 Staff Report](#)
[CUP 2673 Town Action](#)
[CUP 2673 Site plan](#)
[CUP 2673 APP](#)
[CUP 2673 MAP](#)

[02674](#)

PETITION: CUP 02674
APPLICANT: DENNIS AND BEVERLY SMITHBACK
LOCATION: 575 LONDON RD, SECTION 27, TOWN OF DEERFIELD
CUP DESCRIPTION: limited family business (tattoo parlor)

Attachments: [CUP 2674 Staff Report](#)
[CUP 2674 Town Action](#)
[CUP 2674 APP](#)
[CUP 2674 MAP](#)

[02675](#)

PETITION: CUP 02675
APPLICANT: STEPHEN & MARY TILTON TR
LOCATION: 120 AARBACK ROAD, SECTION 1, TOWN OF ALBION
CUP DESCRIPTION: property maintenance shed

Attachments: [CUP 2675 Staff Report](#)
[CUP 2675 Town Action](#)
[CUP 2675 APP](#)
[CUP 2675 MAP](#)

[02676](#)

PETITION: CUP 02676
APPLICANT: STEVEN AND JOAN ZIEGLER
LOCATION: 4772 CAPITOL VIEW RD, SECTION 4, TOWN OF
MIDDLETON
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2676 Staff Report](#)
[CUP 2676 Town Action](#)
[CUP 2676 Rental House Rules](#)
[CUP 2676 APP](#)
[CUP 2676 MAP](#)

[02677](#)

PETITION: CUP 02677
APPLICANT: SHANE BAKKEN
LOCATION: 2551 DOOR CREEK ROAD, SECTION 18, TOWN OF
PLEASANT SPRINGS
CUP DESCRIPTION: limited family business (excavating contractor)

Attachments: [CUP 2677 Staff Report](#)
[CUP 2677 Town Action](#)
[CUP 2677 Site Plan](#)
[CUP 2677 MAP](#)
[CUP 2677 - March 2025 violation letter](#)
[CUP 2677 APP](#)

[02678](#)

PETITION: CUP 02678
APPLICANT: KYLE R HERRITZ
LOCATION: 2001 RATHERT RD, SECTION 11, TOWN OF COTTAGE
GROVE
CUP DESCRIPTION: accessory building over 12 feet in average
height

Attachments: [CUP 2678 Staff Report](#)
[CUP 2678 Town Action](#)
[CUP 2678 APP](#)
[CUP 2678 MAP](#)

[02679](#)

PETITION: CUP 02679
APPLICANT: GOBEL DAIRY LLC
LOCATION: 7263 COUNTY HIGHWAY A, SECTION 16, TOWN OF MONTROSE
CUP DESCRIPTION: two new farm residences

Attachments: [CUP 2679 Staff Report](#)
[CUP 2679 Town Action](#)
[CUP 2683 Density Study](#)
[CUP 2679 APP](#)
[CUP 2679 Density Study](#)
[CUP 2679 MAP](#)

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

[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 Update](#)
[12167 Town Action](#)
[12167 Density Study \(updated TDR sending property\)](#)
[12167 MAP](#)
[12167 APP rev](#)

Legislative History

6/24/25 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by BOLLIG, seconded by KRONING, that the Zoning
Petition be postponed due to no town action. The motion carried by the following
vote: 5-0. Passed

F. Plats and Certified Survey Maps

[2025 LD-007](#)

Sugar River Vista - Final Plat

Town of Verona

Consideration of the July 8, 2025 conditional approval and execution of the plat

pursuant to established committee policy.

Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditions](#)

[SRV - Final Plat 2025-06-10](#)

[12045 Staff Update](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

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 and Development, (608) 266-4266 TTY WI RELAY 711

