



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, May 27, 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 May 27, 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_lafBRz41SVmph_nKRQKXcQ

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: 912 9875 4160

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 ntxiv.

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-072](#) May 13, 2025 ZLR Committee Meeting Minutes

Attachments: [05-13-2025 ZLR Work Meeting Minutes](#)

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

[12155](#) PETITION: REZONE 12155
APPLICANT: JAMES S SLATTERY
LOCATION: 8848 KATZENBUECHEL RD AND LANDS EAST,
SECTION 33, TOWN OF ROXBURY
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural
Residential District, RR-4 Rural Residential District TO RR-8 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12155 Staff Report](#)
[12155 Town Action](#)
[12155 APP](#)
[12155 MAP](#)

[12156](#) PETITION: REZONE 12156
APPLICANT: JOHNSON 2012 TRUST (C/O DONOVAN
JOHNSON)
LOCATION: NORTH OF 185 UNION ROAD, SECTION 35,
TOWN OF OREGON
CHANGE FROM: FP-1 Farmland Preservation District TO RR-4
Rural Residential District
REASON: creating four residential lots

Attachments: [12156 Staff Report](#)
[12156 Town Action](#)
[12156 Density](#)
[12156 APP](#)
[12156 MAP](#)

[12157](#) PETITION: REZONE 12157
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DR, SECTION 28, TOWN OF
VERONA
CHANGE FROM: RR-4 Rural Residential District TO SFR-2 Single
Family Residential District
REASON: dividing a residential lot into three residential lots

Attachments: [12157 Staff Report](#)
[12157 Town Action](#)
[12157 building setback](#)
[12157 APP](#)
[12157 MAP](#)

[12158](#)

PETITION: REZONE 12158
APPLICANT: TIM & JORI PROPERTIES LLC
LOCATION: 3864 COUNTY HIGHWAY A, SECTION 15, TOWN
OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8
Rural Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12158 Staff Report](#)
[12158 RUTLAND Rev](#)
[12158 MAP Rev](#)

[12159](#)

PETITION: REZONE 12159
APPLICANT: KIRK AND HEIDI EILENFELDT
LOCATION: EAST OF 3436 N. STAR ROAD, SECTION 27,
TOWN OF COTTAGE GROVE
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1
Farmland Preservation District
REASON: transfer one development right to another property

Attachments: [12159 Staff Report](#)
[12159 Town Action](#)
[12159 APP](#)
[12159 MAP](#)

[12160](#)

PETITION: REZONE 12160
APPLICANT: KIRK AND HEIDI EILENFELDT
LOCATION: 4082 RIDGE ROAD, SECTION 14, TOWN OF
COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1
Rural Residential District
REASON: creating one residential lot - transfer of development
right

Attachments: [12160 Staff Report](#)
[12160 APP](#)
[12160 MAP](#)

[12161](#)

PETITION: REZONE 12161
APPLICANT: AARON AND ERIN KELLY-RAMBERG
LOCATION: 1647 KAASE ROAD, SECTION 1, TOWN OF DUNKIRK
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12161 Staff Report](#)

[12161 Town Action](#)

[12161 APP](#)

[12161 MAP](#)

[12162](#)

PETITION: REZONE 12162
APPLICANT: RONALD AND SHERI LUND
LOCATION: 1126 BLIVEN RD, SECTION 20, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12162 Staff Report](#)

[12162 Town Action](#)

[12162 Density](#)

[12162 APP](#)

[12162 MAP](#)

[12163](#)

PETITION: REZONE 12163
APPLICANT: ROGER J MEIER REV LIVING TR
LOCATION: 7616 AND 7628 W. MINERAL POINT RD, SECTION 20, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District
REASON: creating 7 residential lots

Attachments: [12163 Staff Report](#)

[12163 Town Action](#)

[12163 Lazy M Estates Final Plat v 02-12-25](#)

[12163 APP](#)

[12163 MAP](#)

[12164](#)

PETITION: REZONE 12164
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO
LOCATION: 4185 RIDGE ROAD, SECTION 14, TOWN OF COTTAGE GROVE
CHANGE FROM: SFR-1 Single Family Residential District TO RR-1 Rural Residential District
REASON: zoning to allow for a limited family business

Attachments: [12164 Staff Report](#)
[12164 Site Plan revised 05-05-2025](#)
[12164 APP](#)
[12164 MAP](#)

[12165](#)

PETITION: REZONE 12165
APPLICANT: ROBERT M ROCK
LOCATION: 4452 BEALE STREET, SECTION 8, TOWN OF DUNN
CHANGE FROM: SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12165 Staff Report](#)
[12165 Town Action](#)
[12165 Preliminary CSM](#)
[12165 APP](#)
[12165 MAP](#)

[12166](#)

PETITION: REZONE 12166
APPLICANT: MULTIPLE OWNERS (C/O TOWN OF MIDDLETON)
LOCATION: TIMBER LANE, SECTION 31, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District
REASON: blanket rezone for various parcels based on town zoning policy

Attachments: [12166 Staff Report](#)
[12166 Town Action](#)
[12166 APP](#)
[12166 MAP](#)

[02660](#)

PETITION: CUP 02660
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ MORENO
LOCATION: 4185 RIDGE RD, SECTION 14, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: limited family business - contractor

Attachments: [CUP 2660 Staff Report](#)
[CUP 2660 Site Plan revised 05-05-2025](#)
[CUP 2660 APP](#)
[CUP 2660 MAP](#)

[02661](#)

PETITION: CUP 02661
APPLICANT: PAYNE & DOLAN INC
LOCATION: 5416 EASY STREET, SECTION 34, TOWN OF VIENNA
CUP DESCRIPTION: electric generating facility - 7.4-acre solar array farm

Attachments: [CUP 2661 Staff Report](#)
[CUP 2661 Town Action](#)
[CUP 2661 APP](#)
[CUP 2661 MAP](#)

[2024 OA-040](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of COTTAGE GROVE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: PETERSON and DOOLAN

Attachments: [2024 OA-40](#)
[OA 40 Staff Memo - Town of Cottage Grove Comp Plan 2024](#)
[Comprehensive-Plan_Vision-and-Directions_Amended-1.20.25_no-map:](#)
[Comprehensive-Plan_Conditions-Issues_Amended-1.20.25_no-maps](#)
[Map-16-Future-Land-Use_Amended-1.20.25](#)
[CG Plan Maps](#)
[Summary of Amendments to Town of Cottage Grove Comprehensive Plan](#)

Legislative History

2/21/25 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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

[02657](#)

PETITION: CUP 02657
APPLICANT: WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)
LOCATION: 4311 VILAS HOPE RD, SECTION 7, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: agricultural entertainment for events more than 10 calendar days per year (update existing permit)

Attachments: [CUP 2657 Staff Update](#)
[CUP 2657 Town Action](#)
[CUP 2657 Road connections exhibit](#)
[CUP 2657 Site Plan](#)
[CUP 2657 APP](#)
[CUP 2657 MAP](#)
[CUP 2657 Town Planner Comments 3.19.25](#)
[CUP 2657 Applicant Comment Reponse Ltr 2025-04-17](#)
[CUP 2657 Lighting Plan revised 2025-04-17](#)
[CUP 2657 area road photos 2025-04-25](#)

Legislative History

4/22/25 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by BOLLIG, seconded by KRONING, that the Conditional Use Permit be postponed to allow for additional review of traffic impacts and site lighting. The motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

G. Resolutions

[2025 RES-043](#) AUTHORIZING ACCEPTANCE OF DONATION OF FUNDS FOR HOMEOWNERS TO FILE DISCHARGE AND RELEASE OF DISCRIMINATORY COVENANTS

Sponsors: MILES

Attachments: [2025 RES-043](#)
[2025 RES-043 FISCAL NOTE](#)

Legislative History

5/16/25 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

5/22/25 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

[2024 OA-040](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING AMENDMENTS TO THE Town
of COTTAGE GROVE Comprehensive Plan INTO THE DANE
COUNTY COMPREHENSIVE PLAN

Sponsors: PETERSON and DOOLAN

Attachments: [2024 OA-40](#)

[OA 40 Staff Memo - Town of Cottage Grove Comp Plan 2024](#)

[Comprehensive-Plan_Vision-and-Directions_Amended-1.20.25_no-map:](#)

[Comprehensive-Plan_Conditions-Issues_Amended-1.20.25_no-maps](#)

[Map-16-Future-Land-Use_Amended-1.20.25](#)

[CG Plan Maps](#)

[Summary of Amendments to Town of Cottage Grove Comprehensive Plan](#)

Legislative History

2/21/25 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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