



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, July 22, 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 July 22, 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_0m0znn4fTiGpusxmOPgr3w

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: 971 0912 2708

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-180](#) Minutes of the July 8, 2025 Zoning and Land Regulation Committee meeting

Attachments: [07-08-2025 ZLR Work Meeting Minutes](#)

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

[12175](#)

PETITION: REZONE 12175
APPLICANT: JEFFREY AND KIM HART
LOCATION: 591 & 593 COUNTY HIGHWAY X, SECTION 20, TOWN OF ALBION
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: adjust the shared boundary between two existing residential lots

Attachments: [12175 Staff Report](#)
[12175 Town Action](#)
[12175 APP](#)
[12175 Map](#)

[12176](#)

PETITION: REZONE 12176
APPLICANT: MICHAEL AND CHRISTINA RYAN
LOCATION: 124 MAIN STREET, SECTION 26, TOWN OF BLACK EARTH
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District and UTR
Transportation and ROW District
REASON: shifting property line between adjacent landowners on properties in the village and town

Attachments: [12176 Staff Report](#)
[12176 Town Action](#)
[12176 APP](#)
[12176 Map](#)

[12177](#)

PETITION: REZONE 12177
APPLICANT: JOHN & NIKKI JONES
LOCATION: 4111 OBSERVATORY ROAD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, RM-16
Rural Mixed-Use District TO RR-4 Rural Residential District, FP-1 Farmland Preservation
District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [12177 Staff Report](#)
[12177 Town Action](#)
[12177 APP](#)
[12177 Map](#)

[12178](#)

PETITION: REZONE 12178
APPLICANT: ENRIQUE GONZALEZ LEON
LOCATION: 8062 DAIRY RIDGE ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12178 Staff Report](#)
[12178 Town Action](#)
[12178 APP](#)
[12178 Map](#)

[12179](#)

PETITION: REZONE 12179
APPLICANT: JASON W JASKULA
LOCATION: 76 HILLSIDE ROAD, SECTION 36, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

Attachments: [12179 Staff Report](#)
[12179 Town Action](#)
[12179 Density Study](#)
[12179 APP](#)
[12179 Map](#)

[12180](#)

PETITION: REZONE 12180
APPLICANT: GERALD AND JUDITH KELLER
LOCATION: 1439 KELLER RD, SECTION 1, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland and adjusting a shared lot boundary with neighbor

Attachments: [12180 Staff Report](#)
[12180 Town Action](#)
[12180 Density Study](#)
[12180 APP](#)
[12180 Map](#)

[12181](#)

PETITION: REZONE 12181
APPLICANT: ROBERT E KLEBBA / DAVID WAUGH / BUZZING ACRES LLC
LOCATION: 8910 DOMINI ROAD, SECTION 33, TOWN OF CROSS PLAINS
CHANGE FROM: RR-4 Rural Residential District TO LC Limited Commercial District, FP-35 Farmland Preservation District TO LC Limited Commercial District, RR-4 Rural Residential District TO FP-35 Farmland Preservation District
REASON: change zoning to allow for a commercial use - office

Attachments: [12181 Staff Report](#)
[12181 Town Action](#)
[12181 APP](#)
[12181 Map](#)

[12182](#)

PETITION: REZONE 12182
APPLICANT: ANDREW KIRCH & SHANNAN SHADE
LOCATION: WEST OF 5012 OAK PARK ROAD, SECTION 29, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot - transfer of development right

Attachments: [12182 Staff Report](#)
[12182 Town Action](#)
[12182 Density Study](#)
[12182 Kirch topo map](#)
[12182 APP](#)
[12182 Map](#)

[12183](#)

PETITION: REZONE 12183
APPLICANT: KELLER LIVING TR, PHILIP A & HELEN
LOCATION: 5594 CHERRY LANE, SECTION 13, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12183 Staff Report](#)
[12183 Town Action](#)
[12183 Density Study](#)
[12183 APP](#)
[12183 Map](#)

[12184](#)

PETITION: REZONE 12184
APPLICANT: BOLLIG TR, STEVE
LOCATION: 3122 COUNTY HIGHWAY P, SECTION 4, TOWN OF SPRINGDALE
CHANGE FROM: SFR-08 Single Family Residential District TO SFR-1 Single Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12184 Staff Report](#)

[12184 Town Action](#)

[12184 APP](#)

[12184 Map](#)

[12185](#)

PETITION: REZONE 12185
APPLICANT: DETTMANN VINEYARDS LLC
LOCATION: 4200 COUNTY HIGHWAY P, SECTION 15, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating a residential lot for an existing residence

Attachments: [12185 Staff Report](#)

[12185 Density Study](#)

[12185 APP](#)

[12185 Map](#)

[12186](#)

PETITION: REZONE 12186
APPLICANT: TODD AND CYNTHIA LEECE
LOCATION: 9517 HOWERY RD, SECTION 24, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12186 Staff Report](#)

[12186 Town Action](#)

[12186 Density Study](#)

[12186 Overall Site Plan 06-03-2025](#)

[12186 App](#)

[12186 Map](#)

02668

PETITION: CUP 02668
APPLICANT: TIM ANDREWS
LOCATION: 9751 WILKINSON ROAD, SECTION 1, TOWN OF MAZOMANIE
CUP DESCRIPTION: revise cup for outdoor storage within the LC zoning district

Attachments: [CUP 2668 Staff Report](#)
[CUP 2668 Town Action](#)
[Existing CUP #2327](#)
[CUP 2668 APP](#)
[CUP 2668 Map](#)
[CUP 2668 Public comment - Steffes support](#)

02669

PETITION: CUP 02669
APPLICANT: KIMBERLY AND JARED BRUKSCH-MECK
LOCATION: 2224 COLLADAY POINT DR, SECTION 23, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2669 Staff Report](#)
[CUP 2669 Public comment - Becker opposed](#)
[CUP 2669 Public comment - Corrigan](#)
[CUP 2669 APP](#)
[CUP 2669 Map](#)
[CUP 2669 Public comment - Gilles comments](#)

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

[2025 RPT-207](#) 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: [July 22, 2025 ZLR Report](#)
[June 24, 2025 ZLR Report](#)
[August 27, 2024 ZLR Report](#)
[December 17, 2024 ZLR Report](#)
[CUP 2582 final w appeal 3724](#)
[CUP 2582 Applicant's response to letter](#)
[Operations Plan](#)

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