



# Dane County

## Meeting Agenda - Final-Revised

### 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.*

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Tuesday, November 25, 2025

6:30 PM

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

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

The November 25, 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\\_qwbeuCmETPWxacS6mOmEWA](https://zoom.us/webinar/register/WN_qwbeuCmETPWxacS6mOmEWA)

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 numbers:

1-888-788-0099

When prompted, enter the following Webinar ID: 935 1572 3824

**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](mailto: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-423](#) October 28, 2025 ZLR Committee Meeting Minutes

**Attachments:** [10-28-2025 ZLR Public Hearing Minutes](#)

[2025 MIN-424](#) November 19, 2025 ZLR Committee Meeting Minutes

**Attachments:** [11-19-2025 ZLR Minutes \(Joint meeting with EANR on Res 205\)](#)

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

[12211](#)

PETITION: REZONE 12211  
APPLICANT: LEVI AND LYDIA YODER  
LOCATION: NORTH OF 5250 JOHN WILKINSON RD, SECTION  
28, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16  
Rural Mixed-Use District and RM-8 Rural Mixed-Use District  
REASON: creating two lots for residential and agricultural use,  
transferring one development right

**Attachments:** [12211 Staff Report](#)  
[12211 Town Action](#)  
[12211 Density Sending](#)  
[12211 Density](#)  
[12211 APP rev](#)  
[12211 MAP](#)  
[12211 Public Comment - Knifel et al opposed](#)  
[12211 Public Comment - Flogel support](#)  
[12211 Public Comment - Harris opposed](#)

[12212](#)

PETITION: REZONE 12212  
APPLICANT: BDC ENTERPRISE LLC  
LOCATION: 8765 MACK ROAD, SECTION 16, TOWN OF  
ROXBURY  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural  
Residential District and FP-1 Farmland Preservation District  
REASON: create one residential lot and one agricultural lot

**Attachments:** [12212 Staff Report](#)  
[12212 Town Action](#)  
[12212 Density](#)  
[12212 Revised CSM with septic](#)  
[12212 APP](#)  
[12212 MAP](#)

[12213](#)

PETITION: REZONE 12213  
APPLICANT: THOMAS AND RITA BRISKY  
LOCATION: 6683 DUNLAP HOLLOW ROAD, SECTION 31,  
TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2  
Rural Residential District, RR-2 Rural Residential District TO FP-35  
Farmland Preservation District, FP-35 Farmland Preservation  
District TO FP-1 Farmland Preservation District  
REASON: reconfigure existing residential lot and create two  
agricultural lots

**Attachments:** [12213 Staff Report](#)  
[12213 Town Action](#)  
[12213 APP](#)  
[12213 MAP](#)

[12214](#)

PETITION: REZONE 12214  
APPLICANT: LINUS AND CHERE HELLENBRAND  
LOCATION: EAST OF 2497 COUNTY HIGHWAY J, SECTION 14,  
TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1  
Single Family Residential District and SFR-2 Single Family  
Residential District  
REASON: creating three residential lots

**Attachments:** [12214 Staff Report](#)  
[12214 Town Action](#)  
[12214 Density Study\\_rev](#)  
[12214 APP](#)  
[12214 MAP](#)

[12216](#) PETITION: REZONE 12216  
APPLICANT: JAMES S GIBSON  
LOCATION: EAST OF 123 DRAMMEN VALLEY RD, SECTION 31,  
TOWN OF PERRY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2  
Rural Residential District, RR-2 Rural Residential District TO FP-1  
Farmland Preservation District  
REASON: modify an existing residential lot

**Attachments:** [12216 Staff Report](#)  
[12216 Town Action](#)  
[12216 MAP rev](#)  
[12216 PERRY rev](#)

[12217](#) PETITION: REZONE 12217 WITHDRAWN BY APPLICANT-  
-NULL AND VOID  
APPLICANT: ROBERT G FERWERDA REV LIVING TR (STEVE  
DAVIES)  
LOCATION: 9800 COUNTY HIGHWAY A, SECTION 23, TOWN  
OF PERRY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8  
Rural Residential District  
REASON: modify two existing residential lots

**Attachments:** [12217 APP](#)  
[12217 MAP](#)

[12218](#) PETITION: REZONE 12218  
APPLICANT: TIMOTHY AND LINDA SWEENEY  
LOCATION: 2746 PRAIRIE CIRCLE, SECTION 7, TOWN OF  
VERONA  
CHANGE FROM: RR-8 Rural Residential District TO RR-2 Rural  
Residential District, RR-4 Rural Residential District TO RR-8 Rural  
Residential District  
REASON: modify two existing residential lots

**Attachments:** [12218 Staff Report](#)  
[12218 Town Action](#)  
[12218 APP](#)  
[12218 MAP](#)

[12219](#)

PETITION: REZONE 12219 WITHDRAWN BY APPLICANT-  
-NULL AND VOID  
APPLICANT: H STORAGE LLC  
LOCATION: EAST OF 3136 COUNTY HIGHWAY N, SECTION 4,  
TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RI  
Rural Industrial District  
REASON: zoning to enable mineral extraction and outdoor  
equipment storage

**Attachments:** [12219 Town plan policies \(Ag Pres; Rural Mixed Use; Min Ext\)](#)  
[12219 APP](#)  
[12219 MAP](#)

[12220](#)

PETITION: REZONE 12220  
APPLICANT: MOUNT VERNON HILLS II LLC  
LOCATION: SOUTH OF 1638 STATE HIGHWAY 92, SECTION  
34, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO NR-C  
Natural Resource Conservation District  
REASON: zoning for conservancy use to enable land sale

**Attachments:** [12220 Staff Report](#)  
[12220 Town Action](#)  
[12220 APP](#)  
[12220 MAP](#)

[02684](#)

PETITION: CUP 02684  
APPLICANT: DENNIS KOPF  
LOCATION: 2771 OLIA ROAD, SECTION 8, TOWN OF  
CHRISTIANA  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

**Attachments:** [CUP 2684 Staff Report](#)  
[CUP 2684 Town Action](#)  
[CUP 2684 Application Questions full text](#)  
[CUP 2684 APP](#)  
[CUP 2684 MAP](#)

[02685](#)

PETITION: CUP 02685  
APPLICANT: H STORAGE LLC (C/O DENNIS RICHARDSON)  
LOCATION: EAST OF 3136 COUNTY HIGHWAY N, SECTION 4,  
TOWN OF PLEASANT SPRINGS  
CUP DESCRIPTION: mineral extraction

**Attachments:** [CUP 2685 Staff Report](#)  
[CUP 2685 Town Action](#)  
[CUP 2685 MAP](#)  
[CUP 2685 PLEASANT SPRINGS Revisions](#)

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

[12208](#)

PETITION: REZONE 12208  
APPLICANT: R G HUSTON COMPANY INC  
LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF  
COTTAGE GROVE  
CHANGE FROM: AT-35 Agriculture Transition District TO RM-16  
Rural Mixed-Use District  
REASON: correct land division violation

**Attachments:** [12208 Staff Update](#)  
[12208 Town Action](#)  
[12208 APP](#)  
[12208 MAP](#)

**Legislative History**

|          |                                       |                                                        |
|----------|---------------------------------------|--------------------------------------------------------|
| 10/28/25 | Zoning & Land Regulation<br>Committee | postponed to the Zoning & Land<br>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

[12209](#)

PETITION: REZONE 12209  
APPLICANT: BILSE FAMILY LLC  
LOCATION: SOUTH OF 2655 LUNDE LANE, SECTION 17,  
TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RM-8  
Rural Mixed-Use District, RR-4 Rural Residential District, and  
RM-16 Rural Mixed-Use District  
REASON: creating 4 residential lots

**Attachments:** [12209 Staff Update](#)  
[12209 Town Action rev](#)  
[12209 Town Action](#)  
[12209 Density Study](#)  
[12209 Bilse Concept Plan Town-Approved 2004](#)  
[12209 APP rev](#)  
[12209 MAP](#)  
[12209 Public comments - Wolf and Neighborhood Petition](#)  
[12209 - Comments from Town Amy Jester](#)

**Legislative History**

10/28/25      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 public opposition. 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-490](#)    Update on the Zoning Map Review Project (2024-2025)

**Attachments:** [Memo to ZLR 11 25](#)

**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