



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.

Tuesday, May 5, 2026

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 5, 2026 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_F_-jdbO3TLS_1687s2_siA

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

To join the meeting by phone, dial-in using one of the following toll-free phone numbers:

1-888-788-0099

1-833-548-0276

When prompted, enter the following Webinar ID: 927 5473 4305

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. Election of ZLR Committee Officers

1. Chair

2. Vice Chair

3. Secretary

D. Consideration of Minutes

[2025 MIN-662](#) March 24, 2026 ZLR Committee meeting minutes

Attachments: [March 24th ZLR Committee Public Hearing Minutes](#)

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

[12254](#) PETITION: REZONE 12254
APPLICANT: CRAZY ACRES INC
LOCATION: WEST 282 STATE HIGHWAY 106, SECTION 23, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12254 Staff Report](#)
[12254 Town Action](#)
[12254 Density Study](#)
[12254 APP](#)
[12254 MAP](#)

[12255](#) PETITION: REZONE 12255
APPLICANT: SCOTT TEMPLETON
LOCATION: 930 HILLCREST LANE, SECTION 16, TOWN OF OREGON
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: divide existing residential lot into two lots

Attachments: [12255 Staff Report](#)
[12255 Town Action](#)
[12255 APP](#)
[12255 MAP](#)

[12256](#)

PETITION: REZONE 12256
APPLICANT: AMBLE LAND LLC
LOCATION: 5900 COUNTY HIGHWAY D, SECTION 5, TOWN OF OREGON
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District
REASON: zoning change to enable building reconstruction for existing business

Attachments: [12256 Staff Report](#)
[12256 Town Action](#)
[12256 Deed Restriction Doc 5612599](#)
[12256 APP](#)
[12256 MAP](#)
[12256 Public comment - Hook opposed](#)
[12256 Public comment - Rezac opposed](#)

[12257](#)

PETITION: REZONE 12257 -- WITHDRAWN BY APPLICANT - NULL AND VOID
APPLICANT: JACOBS TR, MARGARET J
LOCATION: 2000 RANGE TRAIL, SECTION 26, TOWN OF VERONA
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District
REASON: divide existing lot to create one new residential lot

Attachments: [12257 Staff Report](#)
[12257 JPC action](#)
[12257 Town Action](#)
[12257 DR Doc 3617708](#)
[12257 APP](#)
[12257 MAP](#)

[12258](#)

PETITION: REZONE 12258
APPLICANT: DALE G & DIANE M HELT REV TR
LOCATION: 6926 LAVINA RD, SECTION 27, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B
Farmland Preservation Business District
REASON: separating existing farmstead from the farm land for
continued dairy use

Attachments: [12258 Staff Report](#)
[12258 Town Action](#)
[12258 Density](#)
[12258 APP](#)
[12258 MAP](#)

[12259](#)

PETITION: REZONE 12259
APPLICANT: WENDY TURNER AND YATHIN SHIVANAPPA
KRISHNAPPA
LOCATION: 7800 W. OLD SAUK RD, SECTION 18, TOWN OF
MIDDLETON
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2
Rural Residential District
REASON: zoning to allow livestock use (up to one animal unit per acre)

Attachments: [12259 Staff Report](#)
[12259 Town Action](#)
[12259 APP](#)
[12259 MAP](#)

[12260](#) PETITION: REZONE 12260
APPLICANT: PREMIER COOPERATIVE (C/O MATT SEVERSON)
LOCATION: 10216 US HWY 14, SECTION 15, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District
REASON: zoning to expand existing co-op facility

Attachments: [12260 Staff Report](#)
[12260 Town Action](#)
[12260 Ch 10 Zoning Ord - Screening](#)
[12260 Current Deed Restriction Doc 4248012](#)
[12260 Updated Site and Lighting Plans 2026-03-02](#)
[12260 APP](#)
[12260 MAP](#)

[12261](#) PETITION: REZONE 12261
APPLICANT: JOSHUA AND REBECCA EASTMEAD
LOCATION: 6140 PORTAGE RD, SECTION 3, TOWN OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District
REASON: divide existing residential lot to create one new lot

Attachments: [12261 Staff Report](#)
[12261 Town Action](#)
[12261 Chapter 75 DCCO Lot requirements](#)
[12261 Current CSM 04576](#)
[12261 APP](#)
[12261 MAP](#)

[12263](#) PETITION: REZONE 12263
APPLICANT: R & J ACRES LLC (BILL SCHMID)
LOCATION: 2109 SCHMID LN, SECTION 30, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RR-16 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12263 Staff Report](#)
[12263 APP](#)
[12263 MAP](#)

[12264](#) PETITION: REZONE 12264 - NULL AND VOID (WITHDRAWN BY APPLICANT)
APPLICANT: DAWN M SCHROEDER
LOCATION: 4923 MEEK RD, SECTION 1, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12264 APP](#)
[12264 MAP](#)

[12265](#) PETITION: REZONE 12265
APPLICANT: TOWN OF PRIMROSE (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: MULTIPLE (SEE LIST), SECTION 1, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: town blanket rezone to correct zoning map discrepancies

Attachments: [12265 Staff Report](#)
[12265 APP](#)
[12265 MAP](#)

[2699](#) PETITION: CUP 02699
APPLICANT: SN WINDY ACRES LLC (SCOTT NIEBUHR)
LOCATION: 3158 & 3160 CTH J, SECTION 1, TOWN OF SPRINGDALE
CUP DESCRIPTION: transient or tourist lodging (short-term rental - renewing existing permit)

Attachments: [CUP 2699 Staff Report](#)
[CUP 2699 Town Action](#)
[CUP 2699 APP](#)
[CUP 2699 MAP](#)

2700

PETITION: CUP 02700
APPLICANT: ALLAN G & LORA S BREUNIG REV LIVING TR
LOCATION: NORTH OF 8099 LUETH RD, SECTION 13, TOWN OF ROXBURY
CUP DESCRIPTION: farm residence

Attachments: [CUP 2700 Staff Report](#)
[CUP 2700 Town Action](#)
[CUP 2700 Density](#)
[CUP 2700 APP](#)
[CUP 2700 MAP](#)

2701

PETITION: CUP 02701
APPLICANT: KEVIN AND GLORIA BILLINGS
LOCATION: 3364 SWINBURNE DR, SECTION 35, TOWN OF BLOOMING GROVE
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2701 Staff Report](#)
[CUP 2701 Town Action](#)
[CUP 2701 Public Health comments](#)
[CUP 2701 APP](#)
[CUP 2701 MAP](#)

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

[2025 LD-016](#) Certified Survey Map - Schafer
Town of Mazomanie
Staff recommends conditional approval

Attachments: [ZLR Report](#)
[CSMSchaferMazomanieSection16](#)
[CSM Referral sheet](#)
[26-07 Schafer](#)
[Proposed CSM](#)

[2026 LD-001](#) Certified Survey Map - Sirianni
Town of Cross Plains
Land Division Waiver - Ch. 75.19(6)(b) road frontage

Attachments: [Waiver Report](#)
[Sirianni CSM\(4-15-2026\)](#)
[Dane County Variance application](#)
[CSM 4016](#)

H. Resolutions

I. Ordinance Amendment

J. Items Requiring Committee Action

[2026 FTR-001](#) Fund Transfer Request-Reg of Deeds-Laredo Rev and Exp.

Attachments: [2026 FTR-001](#)

Legislative History

4/30/26 Personnel & Finance referred to the Zoning & Land
Committee Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

4/30/26 Personnel & Finance referred to the Personnel &
Committee Finance Committee
This resolution was referred to the Personnel & Finance Committee

K. Reports to Committee

[2025 RPT-831](#) Zoning Map Project and Other Department Updates

Attachments: [Memo to ZLR_03_26_Zoning Map Updates](#)

L. Other Business Authorized by Law

M. 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