



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, August 26, 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 August 26, 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_9mwWeXMESUSc0wXmkNwlbw

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: 991 1575 1047

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-243](#) Minutes of the August 12, 2025 Zoning and Land Regulation Committee meeting

Attachments: [08-12-2025 ZLR Work Meeting Minutes](#)

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

[12187](#)

PETITION: REZONE 12187
APPLICANT: CREEK RIDGE FARM LLC
LOCATION: 4543 SCHNEIDER DRIVE, SECTION 30, TOWN OF DUNN
CHANGE FROM: RR-16 Rural Residential District TO RR-16 Rural Residential District
REASON: amending a zoning-related deed restriction to relocate a future home site

Attachments: [12187 Staff Report](#)
[12187 Town Action](#)
[12187 Revised Building Envelope](#)
[12187 APP](#)
[12187 Map](#)

[12188](#)

PETITION: REZONE 12188
APPLICANT: JAMES LORD
LOCATION: WEST OF 7570 MUSSEN ROAD, SECTION 11, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12188 Staff Report](#)
[12188 Town Action](#)
[12188 Density](#)
[12188 APP](#)
[12188 Map](#)

[12189](#)

PETITION: REZONE 12189
APPLICANT: M&G STADE JT REV TR
LOCATION: 779 COUNTY HWY V, SECTION 10, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12189 Staff Report](#)
[12189 Town Action](#)
[12189 Density](#)
[12189 APP](#)
[12189 Map](#)

[12190](#)

PETITION: REZONE 12190
APPLICANT: MUDDY BEAVER ENTERPRISES LLC
LOCATION: 7188 STATE HIGHWAY 89, SECTION 13, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12190 Staff Report](#)
[12190 Town Action](#)
[12190 Density](#)
[12190 Revised draft CSM](#)
[12190 APP rev](#)
[12190 MAP](#)

[12191](#)

PETITION: REZONE 12191
APPLICANT: TERRY MCCAUGHEY - AGENT, JIM LOWREY
LOCATION: 4489 STATE HIGHWAY 73, SECTION 9, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District and the RR-1 Rural Residential District TO RR-16 Rural Residential District
REASON: adding 19 acres to an existing residential lot

Attachments: [12191 Staff Report](#)
[12191 Town Action](#)
[12191 APP](#)
[12191 Map](#)

[02670](#)

PETITION: CUP 02670
APPLICANT: GEORGE TIMBERLAKE
LOCATION: 6712 RED STONE LANE, SECTION 35, TOWN OF VERONA
CUP DESCRIPTION: limited family business - jewelry manufacturing

Attachments: [CUP 2670 Staff Report](#)
[CUP 2670 Town Action](#)
[CUP 2670 APP](#)
[CUP 2670 Map](#)

[02671](#) PETITION: CUP 02671
APPLICANT: AUDREY C RODGERS (JOSEPH MAHSEM)
LOCATION: 3813 HALVERSON ROAD, SECTION 34, TOWN OF DUNN
CUP DESCRIPTION: limited family business - concrete contractor

Attachments: [CUP 2671 Staff Report](#)
[CUP 2671 Town Action](#)
[CUP 2671 DUNN rev 2](#)
[CUP 2671 Map](#)

[02672](#) PETITION: CUP 02672
APPLICANT: CRATTMAN LLC
LOCATION: 6090 RATTMANN ROAD, SECTION 3, TOWN OF BURKE
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2672 Staff Report](#)
[CUP 2672 Zoning Violation Notice](#)
[CUP 2672 APP](#)
[CUP 2672 Map](#)

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

[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 Update](#)
[CUP 2668 Town Action updated](#)
[CUP 2668 Staff Report](#)
[CUP 2668 Town Action](#)
[Existing CUP #2327](#)
[CUP 2668 APP](#)
[CUP 2668 Map](#)
[CUP 2668 Public comment - Steffes support](#)
[CUP 2668 Public Comment - Schultz opposed](#)

Legislative History

7/22/25 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 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

[2025 DISC-012](#) Discuss the possibility of conducting a site visit to 345 Center Road
(quarry) in the Town of Rutland regarding the revocation of CUP 2582

Attachments: [Request for site visit regarding the revocation of CUP 2582](#)

J. Reports to Committee

[2025 RPT-301](#) Discussion and possible action on the revocation of Conditional Use
Permit #2347
CUP: limited family business - pallet business
OWNER: Terri and Curtis Anderson
LOCATION: 2587 State Hwy 73, Section 16, Town of Christiana

Attachments: [2587 State Highway 73-cup 2347 revocation notice Aug 26th](#)
[2587 State Highway 73-Inspection Report-August 08, 2025](#)
[2587 State Highway 73- Violation Letter March 25, 2025](#)
[CUP #2347](#)

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