



# 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.*

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Tuesday, May 26, 2026

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 May 26, 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\\_1NMztndWQvyqsZy6EePN5g](https://zoom.us/webinar/register/WN_1NMztndWQvyqsZy6EePN5g)

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: 992 7579 2810

**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**

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

[12262](#)

PETITION: REZONE 12262  
APPLICANT: MARLITA DEVELOPMENT LLC  
LOCATION: 1038 STATE HIGHWAY 138, SECTION 17, TOWN OF DUNKIRK  
CHANGE FROM: FP-35 Farmland Preservation District and SFR-1 Single Family Residential District TO RR-2 Rural Residential District  
REASON: creating one residential lot; creating lot for existing residence; expanding existing residential lot

**Attachments:** [12262 Staff Report](#)  
[12262 Town Action](#)  
[12262 Density Study](#)  
[12262 APP](#)  
[12262 MAP](#)

[12266](#)

PETITION: REZONE 12266  
APPLICANT: MARK SHERVEN REV TRUST  
LOCATION: 5304 COUNTY HWY J AND AREA SOUTH OF HWY J, SECTION 36, TOWN OF VERMONT  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-4 Rural Residential District, and RR-2 Rural Residential District  
REASON: creating two residential lots, another lot for an existing house, and a residential spot zone on a 90-acre property.

**Attachments:** [12266 Staff Report](#)  
[12266 Town Action](#)  
[12266 Density Study](#)  
[12266 APP](#)  
[12266 MAP](#)

[12267](#)

PETITION: REZONE 12267  
APPLICANT: PHILLIP HASTINGS REV TR  
LOCATION: 1013 COUNTY HWY BB, SECTION 16, TOWN OF DEERFIELD  
CHANGE FROM: LC Limited Commercial District TO FP-35 Farmland Preservation District;  
FP-35 Farmland Preservation District TO LC Limited Commercial District  
REASON: adjusting the boundaries for an existing LC limited commercial zoning district

**Attachments:** [12267 Staff Report](#)  
[12267 Town Action](#)  
[12267 APP](#)  
[12267 MAP](#)

[12268](#)

PETITION: REZONE 12268  
APPLICANT: ADAM & EMILY CHILDS  
LOCATION: EAST OF 9265 REIBLE ROAD, SECTION 19, TOWN OF ROXBURY  
CHANGE FROM: RR-1 Rural Residential District TO RR-2 Rural Residential District; RR-2 Rural Residential District TO RR-1 Rural Residential District  
REASON: shifting property lines between existing residential lots

**Attachments:** [12268 Staff Report](#)  
[12268 Navigability Determination 2026](#)  
[12268 APP](#)  
[12268 MAP](#)

[12269](#)

PETITION: REZONE 12269  
APPLICANT: PRAIRIELAND DAIRY LLC  
LOCATION: EAST OF 1299 COUNTY HWY PB, SECTION 10, TOWN OF MONTROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12269 Staff Report](#)  
[12269 Town Action](#)  
[12269 Density Study](#)  
[12269 APP](#)  
[12269 MAP](#)

[12270](#)

PETITION: REZONE 12270  
APPLICANT: ROBERT AND KIM RIEGE  
LOCATION: WEST OF 752 LONDON ROAD, SECTION 27, TOWN OF DEERFIELD  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District  
REASON: creating one residential lot by transferring a development right from parcels 071228395007 and 071228490001.

**Attachments:** [12270 Staff Report](#)  
[12270 Town Action](#)  
[12270 Density Study](#)  
[12270 APP](#)  
[12270 MAP](#)

[12271](#)

PETITION: REZONE 12271  
APPLICANT: DEVIN HELT  
LOCATION: 6762 GOEDEN ROAD, SECTION 26, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12271 Staff Report](#)  
[12271 Density Study](#)  
[12271 APP](#)  
[12271 MAP](#)

[12272](#)

PETITION: REZONE 12272  
APPLICANT: JOHN E WILLBORN JR  
LOCATION: 10833 COUNTY HIGHWAY A, SECTION 18, TOWN OF PERRYCHANGE FROM:  
FP-35 Farmland Preservation District TO RR-2 Rural Residential District and FP-1 Farmland  
Preservation District; SFR-1 Single Family Residential District TO HAM-R Hamlet Residential  
District  
REASON: create one residential lot and one agricultural lot

**Attachments:** [12272 Staff Report](#)  
[12272 Town Action](#)  
[12272 Density Study](#)  
[12272 APP](#)  
[12272 MAP](#)

[12273](#)

PETITION: REZONE 12273  
APPLICANT: AAA ACRES LLC  
LOCATION: EAST OF 2005 SCHADEL ROAD, SECTION 2, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12273 Staff Report](#)  
[12273 Town Action](#)  
[12273 Density Study](#)  
[12273 APP](#)  
[12273 MAP](#)

[12274](#)

PETITION: REZONE 12274  
APPLICANT: ELLEN PAMPERIN LIVING TRUST  
LOCATION: 5794 PORTAGE ROAD AND 3949 HOEPKER ROAD, SECTION 15, TOWN OF BURKE  
CHANGE FROM: SFR-1 Single Family Residential District TO SFR-08 Single Family Residential District  
REASON: creating residential lots for two existing houses

**Attachments:** [12274 Staff Report](#)

[12274 APP](#)

[12274 MAP](#)

[12275](#)

PETITION: REZONE 12275  
APPLICANT: HAHN IRREV TR  
LOCATION: SW CORNER OF THE PATTON ROAD / COUNTY HWY V INTERSECTION, SECTION 21, TOWN OF VIENNA  
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy Commercial District  
REASON: commercial development for a truck repair business

**Attachments:** [12275 Staff Report](#)

[12275 Town Action](#)

[12275 Vienna Comp Plan Planned Land Use Map](#)

[12275 APP](#)

[12275 MAP](#)

[12275 Public comments in SUPPORT](#)

[12275 Public comments in OPPOSITION](#)

[12275 LWRD comments](#)

[12276](#)

PETITION: REZONE 12276  
APPLICANT: BARNSDALE LLC  
LOCATION: 3432 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE  
CHANGE FROM: RM-16 Rural Mixed-Use District, GC General Commercial District, and LC Limited Commercial District TO HC Heavy Commercial District  
REASON: zoning to expand an existing contractor business

**Attachments:** [12276 Staff Report](#)

[12276 Town Action](#)

[12276 Deed Restrictions Ironstone Commercial Park 12.11.25](#)

[12276 APP](#)

[12276 MAP](#)

[12277](#)

PETITION: REZONE 12277  
APPLICANT: DOUGLAS B & GAIL J DAHLK REV TR  
LOCATION: 1644 STATE HWY 92, SECTION 34, TOWN OF SPRINGDALE  
CHANGE FROM: HAM-R Hamlet Residential District TO NR-C Natural Resource Conservation District  
REASON: dividing a portion of the property for parkland purposes

**Attachments:** [12277 Staff Report](#)

[12277 APP](#)

[12277 MAP](#)

[12278](#)

PETITION: REZONE 12278  
APPLICANT: JMM LLC  
LOCATION: 7228 PINE ROW RD, SECTION 28, TOWN OF VERONA  
CHANGE FROM: Wetland Overlay District TO Non-Wetland Overlay District  
REASON: removal of wetland restrictions

**Attachments:** [12278 Staff Report](#)

[12278 APP](#)

[12278 MAP](#)

[12279](#)

PETITION: REZONE 12279  
APPLICANT: CHARLES & JANET DETERT JT REV TRUST  
LOCATION: SOUTH OF 285 CANAL ROAD, SECTION 11, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation and RR-4 Rural Residential District TO RR-8 Rural Residential District  
REASON: expanding existing residential lot

**Attachments:** [12279 Staff Report](#)

[12279 Town Action](#)

[12279 APP](#)

[12279 MAP](#)

[12280](#)

PETITION: REZONE 12280  
APPLICANT: ERIC SLAVENS  
LOCATION: 9755 STATE HIGHWAY 19 / CTH F, SECTION 12, TOWN OF MAZOMANIE  
CHANGE FROM: TFR-08 Two Family Residential District TO RR-4 Rural Residential District  
REASON: zoning to allow for a limited family business

**Attachments:** [12280 Staff Report](#)

[12280 Town Action](#)

[12280 Current Deed Restriction 5628068](#)

[12280 APP](#)

[12280 MAP](#)

[12281](#)

PETITION: REZONE 12281  
APPLICANT: NOAH AND CHRISTINE SMITH  
LOCATION: 7262 BLACK HILL RD, SECTION 16, TOWN OF DANE  
CHANGE FROM: FP-1 Farmland Preservation District and RR-2 Rural Residential District TO  
RM-16 Rural Mixed-Use District  
REASON: correct zoning map error and consolidate property zoning

**Attachments:** [12281 Staff Report](#)

[12281 APP](#)

[12281 MAP](#)

[2702](#)

PETITION: CUP 02702  
APPLICANT: AMBLE LAND LLC  
LOCATION: 5900 CTH D, SECTION 5, TOWN OF OREGON  
CUP DESCRIPTION: update existing C.U.P. for outdoor storage and a caretaker's residence

**Attachments:** [CUP 2702 Staff Report](#)

[CUP 2702 Town Action](#)

[CUP 2702 APP](#)

[CUP 2702 MAP](#)

[2703](#)

PETITION: CUP 02703  
APPLICANT: PAOLI WORLD HEADQUARTERS LLC  
LOCATION: 6885-6891 PAOLI ROAD, SECTION 10, TOWN OF MONTROSE  
CUP DESCRIPTION: indoor and outdoor entertainment and assembly, outdoor sales

**Attachments:** [CUP 2703 Staff Report](#)

[CUP 2703 Town Action](#)

[CUP 2703 APP](#)

[CUP 2703 MAP](#)

[2704](#)

PETITION: CUP 02704  
APPLICANT: KWIK TRIP INC  
LOCATION: NE CORNER OF ANDERSON RD AND HAASE RD, SECTION 9, TOWN OF  
BURKE  
CUP DESCRIPTION: drive-in establishment (gas station and c-store)

**Attachments:** [CUP 2704 Staff Report](#)

[CUP 2704 Site Plans](#)

[CUP 2704 APP](#)

[CUP 2704 MAP](#)

[2705](#)

PETITION: CUP 02705  
APPLICANT: ERIC SLAVENS  
LOCATION: 9755 STATE HIGHWAY 19 / CTH F, SECTION 12, TOWN OF MAZOMANIE  
CUP DESCRIPTION: limited family business - vegetable processing

**Attachments:** [CUP 2705 Staff Report](#)  
[CUP 2705 Town Action](#)  
[CUP 2705 APP](#)  
[CUP 2705 MAP](#)

[2706](#)

PETITION: CUP 02706  
APPLICANT: JS ZIEGLER TR (JOHN ZIEGLER)  
LOCATION: 1256 STATE HIGHWAY 14, SECTION 7, TOWN OF RUTLAND  
CUP DESCRIPTION: caretaker's residence in the LC zoning district

**Attachments:** [CUP 2706 Staff Report](#)  
[CUP 2706 Town Action](#)  
[CUP 2706 Site Plan](#)  
[CUP 2706 APP](#)  
[CUP 2706 MAP](#)

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

[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 Update](#)  
[12254 Staff Report](#)  
[12254 Town confirmation email](#)  
[12254 Town Action](#)  
[12254 Density Study](#)  
[12254 ALBION rev](#)  
[12254 APP](#)  
[12254 MAP](#)  
  
**Legislative History**





[2026 RES-039](#) IMPOSING A MORATORIUM ON THE RECEIPT OF APPLICATIONS FOR  
ISSUANCE OF ZONING PERMITS FOR THE SITING OR PLACEMENT OF  
DATA CENTERS IN DANE COUNTY

**Sponsors:** MILES

**Attachments:** [2026 RES-039](#)

**Legislative History**

5/15/26 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

[2026  
DISC-003](#)

[2026  
DISC-004](#)

## 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