



# 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, January 28, 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 January 28, 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\\_DkAmyvuiR-uvLUCcaWipxA](https://zoom.us/webinar/register/WN_DkAmyvuiR-uvLUCcaWipxA)

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: 975 7965 9927

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



[12125](#)

PETITION: REZONE 12125  
APPLICANT: ADAM AND NICOLE CARRICO  
LOCATION: 8177 COUNTY HIGHWAY G, SECTION 25, TOWN  
OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District and RR-2  
Rural Residential District TO RM-16 Rural Mixed-Use District  
REASON: combining three tax parcels into one lot with a single  
zoning district

**Attachments:** [12125 Staff Report](#)  
[12125 Town Action](#)  
[12125 APP](#)  
[12125 MAP](#)

[12126](#)

PETITION: REZONE 12126  
APPLICANT: TIMOTHY & DIANE HAAK  
LOCATION: 170 FEET WEST OF 5337 LINCOLN ROAD,  
SECTION 15, TOWN OF OREGON  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2  
Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12126 Staff Report](#)  
[12126 Town Action](#)  
[12126 Density](#)  
[12126 APP](#)  
[12126 MAP](#)

[12127](#)

PETITION: REZONE 12127  
APPLICANT: DALE & CINDY VETHE  
LOCATION: WEST OF 510 COUNTY HWY A, SECTION 35,  
TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2  
Rural Residential District  
REASON: create one residential lot - transfer of development right

**Attachments:** [12127 Staff Report](#)  
[12127 Town Action](#)  
[12127 Density Study \(Gunnulson TDR sending property\)](#)  
[12127 APP](#)  
[12127 MAP](#)

[12128](#) PETITION: REZONE 12128  
APPLICANT: ROGER AND LYNN KORFMACHER  
LOCATION: SOUTH OF 2896 FEMRITE DR, SECTION 29, TOWN  
OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District and NR-C  
Natural Resource Conservation District TO FP-1 Farmland  
Preservation District  
REASON: create two agricultural lots

**Attachments:** [12128 Staff Report](#)  
[12128 Town Action](#)  
[12128 Density Study](#)  
[12128 APP](#)  
[12128 MAP](#)

[12129](#) PETITION: REZONE 12129 - WITHDRAWN  
APPLICANT: HINCHLEY REVOCABLE TRUST (C/O VANGUARD  
RENEWABLES)  
LOCATION: 1000 FEET WEST OF 600 COUNTY HWY PQ,  
SECTION 10, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B  
Farmland Preservation Business District  
REASON: change zoning to allow for an anaerobic digester -  
agricultural related use

**Attachments:** [12129 APP - WITHDRAWN](#)  
[12129 MAP](#)  
[12129 Email withdrawing petition](#)

[12130](#) PETITION: REZONE 12130  
APPLICANT: FRED & LINDA MARCH  
LOCATION: 1952 BARBER DRIVE, SECTION 26, TOWN OF  
DUNN  
CHANGE FROM: MFR-08 Multi-Family Residential District TO  
SFR-08 Single Family Residential District  
REASON: combine parcels to create one residential lot for an  
existing residence.

**Attachments:** [12130 Staff Report](#)  
[12130 Town Action](#)  
[12130 APP](#)  
[12130 MAP](#)

[12131](#) PETITION: REZONE 12131  
APPLICANT: DIANE E ERB  
LOCATION: NORTH OF 1378 SUTTER RD, SECTION 2, TOWN OF PERRY  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District and RR-2 Rural Residential District  
REASON: create three residential lots

**Attachments:** [12131 Staff Report](#)  
[12131 Density study](#)  
[12131 APP](#)  
[12131 MAP](#)

[12132](#) PETITION: REZONE 12132  
APPLICANT: KARIN & RUDELLE MEYER  
LOCATION: 5631 HODGSON ROAD, SECTION 18, TOWN OF MAZOMANIE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO RM-16 Rural Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [12132 Staff Report](#)  
[12132 Town Action](#)  
[12132 APP](#)  
[12132 MAP](#)

[12134](#) PETITION: REZONE 12134  
APPLICANT: MARY RAUTMANN AND MARC MORRICK (C/O JENNY DELORME)  
LOCATION: SOUTH OF 539 COUNTY HIGHWAY PB, SECTION 28, TOWN OF MONTROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12134 Staff Report](#)  
[12134 Town Action](#)  
[12134 Density](#)  
[12134 APP](#)  
[12134 MAP](#)

[12135](#) PETITION: REZONE 12135  
APPLICANT: LEE AND JUSTINE HELLENBRAND  
LOCATION: 6200 COUNTY HIGHWAY TT, SECTION 5, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District  
REASON: separate existing residence and non-tillable land from the farm on one residential lot and two agricultural lots

**Attachments:** [12135 Staff Report](#)  
[12135 Town Action](#)  
[12135 APP](#)  
[12135 MAP](#)

[12136](#) PETITION: REZONE 12136  
APPLICANT: STEVEN M AND PAUL C WOLFE  
LOCATION: CTH V WEST OF STH 73, SECTION 9, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12136 Staff Report](#)  
[12136 Town Action](#)  
[12136 Density Study receiving property](#)  
[12136 Density Study sending property](#)  
[12136 APP](#)  
[12136 MAP](#)

[02648](#) PETITION: CUP 02648  
APPLICANT: PAOLI CHEESE FACTORY ASSOCIATION LLC  
LOCATION: 6858 PAOLI ROAD, SECTION 2, TOWN OF MONTROSE  
CUP DESCRIPTION: indoor entertainment or assembly, outdoor entertainment, and commercial indoor lodging

**Attachments:** [CUP 2648 Staff Report](#)  
[CUP 2648 Town Action](#)  
[CUP 2648 Site pics 2025-01-23](#)  
[CUP 2648 Site Plans](#)  
[CUP 2648 APP](#)  
[CUP 2648 MAP](#)

[02649](#) PETITION: CUP 02649 - WITHDRAWN  
HINCHLEY REVOCABLE TRUST (C/O VANGUARD  
RENEWABLES)  
LOCATION: 1000 FEET WEST OF 600 COUNTY HWY PQ,  
SECTION 10, TOWN OF CHRISTIANA  
CUP DESCRIPTION: Agriculture-related use - Anaerobic Digester

**Attachments:** [CUP 2649 APP - WITHDRAWN](#)  
[CUP 2649 MAP](#)  
[CUP 2649 Email withdrawing petition](#)

[2024 OA-023](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF  
ORDINANCES, REGARDING THE REVIEW PROCESS FOR  
CONDITIONAL USE PERMITS

**Sponsors:** DOOLAN, KRONING and POSTLER

**Attachments:** [OA 23 2024 Staff Memo](#)  
[2024 OA-23](#)  
[OA-023 Town Vote Tally Sheet \(as of 1-22-25\)](#)  
[OA 23 Rutland Chair Statement of Concerns](#)

**Legislative History**

11/8/24 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

[2024 OA-034](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF  
ORDINANCES, UPDATING FLOOD INSURANCE STUDY  
PROVISIONS

**Sponsors:** DOOLAN and KRONING

**Attachments:** [2024 OA-034](#)  
[2024 OA-034 FISCAL NOTE](#)  
[2024 OA-034 Proof of Publication](#)  
[2024 OA-034 Staff Report](#)

**Legislative History**

1/17/25 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

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

## F. Plats and Certified Survey Maps

## G. Resolutions

### [2024 RES-288](#) PROVIDING OFFICIAL ENDORSEMENT FOR THE BEAD PROGRAM

**Sponsors:** GLAZER, POSTLER, ROSE and KRONING

**Attachments:** [2024 RES-288](#)

**Legislative History**

1/17/25 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

## H. Ordinance Amendment

### [2024 OA-023](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE REVIEW PROCESS FOR CONDITIONAL USE PERMITS

**Sponsors:** DOOLAN, KRONING and POSTLER

**Attachments:** [OA 23 2024 Staff Memo](#)

[2024 OA-23](#)

[OA-023 Town Vote Tally Sheet \(as of 1-22-25\)](#)

[OA 23 Rutland Chair Statement of Concerns](#)

**Legislative History**

11/8/24 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

### [2024 OA-034](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, UPDATING FLOOD INSURANCE STUDY PROVISIONS

**Sponsors:** DOOLAN and KRONING

**Attachments:** [2024 OA-034](#)

[2024 OA-034 FISCAL NOTE](#)

[2024 OA-034 Proof of Publication](#)

[2024 OA-034 Staff Report](#)

**Legislative History**



1/17/25 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

**I. Items Requiring Committee Action**

**J. Reports to Committee**

**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 and Development Staff, (608)266-4266, TTY WI RELAY 711