



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, July 14, 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 July 14, 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_n-M3urxKR4K0F5xYgKXjuQ

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: 985 3995 9953

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 بخدمات 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

[2026 MIN-127](#) June 23, 2026 ZLR Committee meeting minutes

Attachments: [June 23rd ZLR Committee Public Hearing Minutes](#)

Amending the May 26th ZLR Committee Public Hearing Minutes

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

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

[12249](#)

PETITION: REZONE 12249
APPLICANT: STEVEN N AND JAN COWAN
LOCATION: 4416 COUNTY HWY JJ, SECTION 2, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 and RR-16 Rural Residential Districts (amended from original FP-1 Farmland Preservation, RR-4 Rural Residential and RR-16 Rural Residential Districts)
REASON: creating 3 residential lots (one for existing residence, amended to remove agricultural lot)

Attachments: [12249 Staff Report Update](#)

[12249 Staff Report](#)

[12249 Town Action](#)

[12249 Density Study](#)

[12249 SES Geotechnical Report Lot 3](#)

[12249 Herro email re Septic Suitability](#)

[12249 Highway Access Permit Lot 1](#)

[12249 APP rev](#)

[12249 MAP rev](#)

[12249 APP](#)

[12249 MAP](#)

[12249 Public comment - Haig and Akins](#)

[12249 Public comment - Brush opposed](#)

Legislative History

2/24/26 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee

A motion was made by KRONING, seconded by BOLLIG, that the Zoning Petition be postponed to allow for additional time to address staff's concerns with land suitability. The motion carried by the following vote: 5-0. Passed

[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 Update](#)

[12275 Staff Report](#)

[12275 Overview Map](#)

[12275 Town Action](#)

[12275 Applicant Project Narrative Response Letter](#)

[12275 Wetland Delineation Report 10-17-25](#)

[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](#)

[12275 Public comment - BrodzellerLWRD](#)

Legislative History

5/26/26	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KRONING, seconded by PETERSON, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0. (YGP: 1-0) Passed

5/26/26	Zoning & Land Regulation Committee	direction for staff
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A motion was made by KRONING, seconded by POSTLER, to add comments to the record that were received after the deadline but prior to the public hearing. The motion carried by the following vote: 5-0 (YGP: 1-0) Passed

2709

PETITION: CUP 02709
APPLICANT: BEMO LIVING TR (PETER MILLER)
LOCATION: 4437 RIDGE RD, SECTION 12, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: limited family business - rental property management

Attachments: [CUP 2709 Staff Report Updated](#)
[CUP 2709 Staff Report](#)
[CUP 2709 Town Action](#)
[CUP 2709 MAP](#)
[CUP 2709 APP](#)
[CUP 2709 FW_Opposition to CUP 2709_Peter Miller_4437 Ridge Rd.. \[](#)
[CUP 2709 Public comment - Knocke Objection Verbal Script_Peter Miller](#)
[CUP 2709 Applicant response Rachel_Miller_CUP County Board Meeting](#)
[CUP 2709 ZA memo on LFB definition](#)

Legislative History

6/23/26 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee

A motion was made by PETERSON, seconded by KRONING, that the
Conditional Use Permit be postponed due to opposition. The motion carried by
the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

2026 LD-008

Certified Survey Map - Comstock
Town of Pleasant Springs

Attachments: [Comstock land division memo](#)
[ZLR Report](#)
[Pleasant Springs June 16 meeting minutes](#)
[BRWB068E6BF4F9E_010740](#)
[CSM Referral sheet](#)

2026 LD-007

Certified Survey Map - Monson
Town of Verona
Staff recommends conditional approval

Attachments: [ZLR Report](#)
[Ltr_Everson_RE_Monson_CSM_Verona](#)
[2026-06-23 2-LOT CSM](#)

G. Resolutions

H. Ordinance Amendment

[2026 OA-007](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF
ORDINANCES, REMOVING CERTAIN CONDITIONAL USES IN
AGRICULTURAL AND RURAL ZONING DISTRICTS

Sponsors: POSTLER

Attachments: [2026 OA-007](#)
[2026-03-19 DCTA Memo to Towns](#)

Legislative History

6/26/26 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee due
back on 7/14/2026

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 & Development Staff, 608-266-4266, TTY WI RELAY 711