



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, July 28, 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 28, 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_bIBXwF7HSoKsbH5QdeyNBg

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: 930 6103 9786

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: [Insert Email Address]

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

[2026 MIN-130](#) MINUTES OF THE JUNE 23, 2026 SITE VISIT MEETING

Sponsors: Board of Adjustment

Attachments: [June 23rd ZLR Committee Site Visit Meeting Minutes](#)

[2026 MIN-163](#) July 14, 2026 ZLR Committee Meeting Minutes

Attachments: [July 14th ZLR Committee Work Meeting Minutes](#)

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

[12296](#)

PETITION: REZONE 12296
APPLICANT: KEVIN AND JESSICA HANSON
LOCATION: SOUTH OF 1609 COUNTY HWY JG, SECTION 6,
TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2
Rural Residential District, FP-35 Farmland Preservation District TO
RR-8 Rural Residential District, FP-35 Farmland Preservation
District TO FP-1 Farmland Preservation District
REASON: creating three residential lots and one agricultural lot

Attachments: [12296 Staff Report](#)
[12296 Town Action](#)
[12296 Density Study](#)
[12296 APP](#)
[12296 MAP](#)

[12297](#)

PETITION: REZONE 12297
APPLICANT: ROBERT SPECKMANN AND LINDA SPINA
LOCATION: 1956 BARBER DR, SECTION 26, TOWN OF DUNN
CHANGE FROM: RE Recreational District TO SFR-08 Single
Family Residential District
REASON: combine parcels to create one residential lot for an
existing residence

Attachments: [12297 Staff Report](#)
[12297 Town Action](#)
[12297 APP](#)
[12297 MAP](#)
[12297 Public comment - Leyda support](#)

[12298](#)

PETITION: REZONE 12298
APPLICANT: DONALD AND MARGO BENSON
LOCATION: 1246 WASHINGTON RD., SECTION 7, TOWN OF
ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2
Rural Residential District
REASON: expanding the size of a residential lot

Attachments: [12298 Staff Report](#)
[12298 Town Action](#)
[12298 APP](#)
[12298 MAP](#)

[12299](#) PETITION: REZONE 12299
APPLICANT: BRIAN AND JANESEA HENNING
LOCATION: WEST OF 825 CLARKSON RD., SECTION 4, TOWN
OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4
Rural Residential District
REASON: creating one residential lot using transfer of
development rights (tdr)

Attachments: [12299 Staff Report](#)
[12299 Town Action](#)
[12299 Density Study](#)
[12299 APP](#)
[12299 MAP](#)

[12300](#) PETITION: REZONE 12300
APPLICANT: DANE, COUNTY OF
LOCATION: NORTH OF 3236 COUNTY HIGHWAY N, SECTION
33, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO RI Rural
Industrial District
REASON: rural industrial storage of materials

Attachments: [12300 Staff Report](#)
[12300 Applicant Response Letter to Town 07-13-2026](#)
[12300 Proposed Deed Restrictions on RI Land Uses](#)
[12300 Town Planner Memo 07-16-2026](#)
[12300 APP](#)
[12300 MAP](#)

[12301](#) PETITION: REZONE 12301
APPLICANT: CHEN-KANG & JULIE CHANG TR
LOCATION: 5794 LINCOLN RD, SECTION 9, TOWN OF
OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4
Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12301 Staff Report](#)
[12301 Density Study](#)
[12301 APP](#)
[12301 MAP](#)

[12302](#)

PETITION: REZONE 12302
APPLICANT: D & L OLSON TR (DOUGLAS OLSON)
LOCATION: 504 HANERVILLE RD, SECTION 26, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12302 Staff Report](#)
[12302 Town Action](#)
[12302 Density Study TDR Sending Property](#)
[12302 APP](#)
[12302 MAP](#)

[12303](#)

PETITION: REZONE 12303
APPLICANT: HEPTA S INC
LOCATION: 372 KOSHKONONG RD., SECTION 14, TOWN OF CHRISTIANA
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-35 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners

Attachments: [12303 Staff Report](#)
[12303 APP](#)
[12303 MAP](#)

[12304](#)

PETITION: REZONE 12304
APPLICANT: HARLAN D ERDAHL
LOCATION: 1901 ERDAHL DR, SECTION 26, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Mixed-Use District
REASON: separating existing residence from farmland

Attachments: [12304 Staff Report](#)
[12304 Town Action](#)
[12304 Density Study](#)
[12304 MAP](#)
[12304 APP](#)

[12305](#)

PETITION: REZONE 12305
APPLICANT: JON ALECKSON & MARY KADERABEK
LOCATION: 2920 TOWN HALL RD, SECTION 8, TOWN OF SPRINGDALE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO RM-8 Rural Mixed-Use District
REASON: correction of comprehensive rezone error

Attachments: [12305 Staff Report](#)

[12305 Town Action](#)

[12305 APP](#)

[12305 MAP](#)

[12306](#)

PETITION: REZONE 12306
APPLICANT: DENNIS M KARLS
LOCATION: 6496 COUNTY HIGHWAY DM, SECTION 13, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12306 Staff Report](#)

[12306 Density](#)

[12306 MAP](#)

[12306 APP](#)

[12307](#)

PETITION: REZONE 12307
APPLICANT: ROBERT J SPORE
LOCATION: NORTH OF 4335 MISSOURI RD, SECTION 10, TOWN OF DEERFIELD
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: creating one residential lot

Attachments: [12307 Staff Report](#)

[12307 Town Action](#)

[12307 Density Study](#)

[12307 APP](#)

[12307 MAP](#)

[12308](#)

PETITION: REZONE 12308
APPLICANT: PFEIFFER TR
LOCATION: 1832 OAKVIEW DR, SECTION 32, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO NR-C Natural Resource Conservation District
REASON: reconfiguration of buildable lots and creation of nr-c lot

Attachments: [12308 Staff Report](#)
[12308 Town Action](#)
[12308 APP](#)
[12308 MAP](#)

[2712](#)

PETITION: CUP 02712
APPLICANT: DANE, COUNTY OF
LOCATION: NORTH OF 3236 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: clay materials removal

Attachments: [CUP 2712 Staff Report](#)
[CUP 2712 Town Planner Memo 07-16-2026](#)
[CUP 2712 Applicant Response Letter to Town 07-13-2026](#)
[CUP 2712 APP](#)
[CUP 2712 MAP](#)

[2713](#)

PETITION: CUP 02713
APPLICANT: NATHANIEL T MCGREE
LOCATION: 3511 BOHN ROAD, SECTION 28, TOWN OF VERMONT
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2713 Staff Report](#)
[CUP 2713 Town Action](#)
[CUP 2713 APP](#)
[CUP 2713 MAP](#)

[2714](#) PETITION: CUP 02714
APPLICANT: WAUBESA BOAT WORKS LLC
LOCATION: 4423 GOODLAND PARK RD, SECTION 8, TOWN
OF DUNN
CUP DESCRIPTION: caretaker's residence in the GC zoning
district

Attachments: [CUP 2714 Staff Report](#)
[CUP 2714 Town Action](#)
[CUP 2714 APP](#)
[CUP 2714 MAP](#)

[2715](#) PETITION: CUP 02715
APPLICANT: HEPTA S INC
LOCATION: 450 KOSHKONONG RD., SECTION 14, TOWN OF
CHRISTIANA
CUP DESCRIPTION: mineral extraction

Attachments: [CUP 2715 Staff Report](#)
[CUP 2715 Town Action](#)
[CUP 2715 APP](#)
[CUP 2715 MAP](#)

[2716](#) PETITION: CUP 02716
APPLICANT: TYLER J BRONKHORST
LOCATION: 1864 MEADOWVIEW LN, SECTION 2, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: limited family business

Attachments: [CUP 2716 Staff Report](#)
[CUP 2716 Town Action](#)
[CUP 2716 APP](#)
[CUP 2716 MAP](#)

[2026 OA-008](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF
ORDINANCES, UPDATING FLOOD INSURANCE STUDY
PROVISIONS

Sponsors: DOOLAN and ENGELBERGER

Attachments: [2026-OA-008](#)
[2026-OA-008 FISCAL NOTE](#)

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

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

[12293](#)

PETITION: REZONE 12293
APPLICANT: MARY R ZIMMERMAN & NATHAN CORNISH
LOCATION: 3955 OBSERVATORY RD, SECTION 21, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and two agricultural lots

Attachments: [12293 Staff Report Update](#)

[12293 Staff Report](#)

[12293 Town Action](#)

[12293 Density Study](#)

[12293 APP](#)

[12293 MAP](#)

Legislative History

6/23/26	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by PETERSON, seconded by KRONING, that the Zoning Petition be postponed since town action is pending. The motion carried by the following vote: 5-0. Passed

[2710](#)

PETITION: CUP 02710
APPLICANT: BRANDON SCULLION
LOCATION: 3754 ELNA RD, SECTION 10, TOWN OF BURKE
CUP DESCRIPTION: garage more than 12 feet in average height

Attachments: [CUP 2710 Staff Report Update](#)

[CUP 2710 Staff Report](#)

[CUP 2710 Town Action](#)

[CUP 2710 Site Plan with well and septic](#)

[CUP 2710 APP](#)

[CUP 2710 MAP](#)

Legislative History

6/23/26	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 Conditional Use Permit be postponed due to pending town action report. The motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

[2026 LD-009](#) Land Division Waiver - Pfeiffer Trust
Town of Pleasant Springs
Staff recommends approval

Attachments: [Waiver Report](#)
[Pfeiffer Variance Application](#)

G. Resolutions

H. Ordinance Amendment

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