



# 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, June 23, 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 June 23, 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\\_yGECuLHQa-m1adYB5VORg](https://zoom.us/webinar/register/WN_yGECuLHQa-m1adYB5VORg)

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: 952 2606 2461

**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 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**

1. [2026 MIN-113](#) JUNE 9TH ZLR COMMITTEE WORK MEETING MEETINGS

**Sponsors:** Board of Adjustment

**Attachments:** [June 9th ZLR Committee Work Meeting Minutes](#)

2. [2026 MIN-114](#) JUNE 11TH ZLR COMMITTEE MEETING MINUTES

**Sponsors:** Board of Adjustment

**Attachments:** [June 11th ZLR Committee Meeting Minutes](#)

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

1. [12282](#) PETITION: REZONE 12282  
APPLICANT: TURK LIVING TRUST (C/O ANNA KRAFT, TRUSTEE)  
LOCATION: 9533 KAHL RD, SECTION 25, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16  
Rural Mixed-Use District  
REASON: separate existing residence from the rest of the farm to  
settle an estate

**Attachments:** [12282 Staff Report](#)  
[12282 MAP](#)  
[12282 APP](#)  
[12282 Density](#)  
[12282 Town Action](#)

2. [12283](#) PETITION: REZONE 12283  
APPLICANT: GV BLACKBERRY LLC  
LOCATION: WEST AND SOUTH OF 9554 TURKEY RD, SECTION  
25, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural  
Residential and RM-8 Rural Mixed-Use District  
REASON: creating two residential lots

**Attachments:** [12283 Staff Report](#)  
[12283 MAP](#)  
[12283 Remnant Plat of Survey](#)  
[12283 APP](#)  
[12283 Density](#)  
[12283 Town Action](#)  
[12283 Public Comment Weil](#)

3. [12284](#) PETITION: REZONE 12284  
APPLICANT: MICHELLE M THODE  
LOCATION: 10864 COUNTY HIGHWAY A AND LANDS SOUTH,  
SECTION 18, TOWN OF PERRY  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16  
Rural Mixed-Use District and FP-1 Farmland Preservation District  
REASON: creating two residential lots (one for existing farmstead) and  
one agricultural lot

**Attachments:** [12284 Staff Report](#)  
[12284 APP](#)  
[12284 MAP](#)  
[12284 Density Study](#)  
[12284 Town Action](#)

4. [12285](#) PETITION: REZONE 12285  
APPLICANT: GARY & RUTH ZIEGLER LIVING TR  
LOCATION: 6840 DUNLAP HOLLOW ROAD, SECTION 29, TOWN  
OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural  
Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12285 Staff Report](#)  
[12285 APP](#)  
[12285 MAP](#)  
[12285 Easement 4243120](#)  
[12285 Density Study](#)  
[12285 Ziegler - Pidgeon Deed Exchange 0907E30](#)

5. [12286](#) PETITION: REZONE 12286  
APPLICANT: JEFFREY AND NANCY HERBRAND  
LOCATION: SOUTH OF 8184 BALLWEG RD, SECTION 26, TOWN  
OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural  
Residential District, and FP-1 Farmland Preservation District  
REASON: creating one residential lot and one agricultural lot

**Attachments:** [12286 Staff Report](#)  
[12286 APP](#)  
[12286 MAP](#)  
[12286 Town Action](#)  
[12286 Density Study](#)  
[12286 Splits Agreement DR](#)

6. [12287](#) PETITION: REZONE 12287  
APPLICANT: JEROME & LYNN ZANDER  
LOCATION: 9277 WINDY LANE, SECTION 31, TOWN OF CROSS  
PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural  
Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12287 Staff Report](#)  
[12287 APP](#)  
[12287 MAP](#)

7. [12290](#) PETITION: REZONE 12290  
APPLICANT: MACKLER QTIP TR & ANDREW J MACKLER LIVING TR  
LOCATION: EAST OF 8736 COUNTY HIGHWAY PD, SECTION 10, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: creating four residential lots

**Attachments:** [12290 Staff Report](#)  
[12290 APP](#)  
[12290 MAP](#)  
[12290 Density Study](#)  
[12290 Town Action](#)  
[12290 Town Minutes and Concept Plan 2 23 2026](#)

8. [12291](#) PETITION: REZONE 12291  
APPLICANT: KENNETH E ZWEIFEL  
LOCATION: NORTH OF 3038 COUNTY HIGHWAY J, SECTION 1, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12291 Staff Report](#)  
[12291 APP](#)  
[12291 MAP](#)  
[12291 Town Action](#)

9. [12292](#) PETITION: REZONE 12292  
APPLICANT: HILLSIDE ESTATES LLC (C/O WILLS MANNING)  
LOCATION: EAST OF 320 E. MEDINA ROAD, SECTION 26, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12292 Staff Report](#)  
[12292 APP](#)  
[12292 MAP](#)  
[12292 Town Action](#)  
[12292 Density Study](#)

10. [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](#)  
[12293 APP](#)  
[12293 MAP](#)  
[12293 Density Study](#)

11. [12294](#) PETITION: REZONE 12294  
APPLICANT: EILEEN MEIXELSPERGER-VAN ACKER  
LOCATION: 10359 COUNTY HIGHWAY KP, SECTION 16, TOWN OF  
MAZOMANIE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural  
Residential District, RR-4 Rural Residential District, and FP-1  
Farmland Preservation District  
REASON: creating two residential lots (one for existing home) and one  
agricultural lot

**Attachments:** [12294 Staff Report](#)  
[12294 APP](#)  
[12294 MAP](#)  
[12294 Town Action](#)  
[12294 Density Study](#)

12. [12295](#) PETITION: REZONE 12295  
APPLICANT: FRED H WITTE & SONS INC (MOMS CG FARM LLC)  
LOCATION: WITTEWOOD LN SOUTH OF 2924 HOPE RD, SECTION  
29, TOWN OF COTTAGE GROVE  
CHANGE FROM: RR-8 Rural Residential District and FP-35 Farmland  
Preservation District TO SFR-08 Single Family Residential District  
REASON: creating a 10-lot residential subdivision with a transfer of  
development rights (TDR)

**Attachments:** [12295 Staff Report](#)  
[12295 APP](#)  
[12295 MAP](#)  
[12295 Town Planner Report on Wittewood Rezoning 5.19.26](#)  
[12295 Witte Response to May Rezoning Comments 6.10.26\\_MR Comr](#)

13. [2707](#)            PETITION: CUP 02707  
APPLICANT: JANE BECKER AND BRET MILLER  
LOCATION: 86 OAK ST, SECTION 25, TOWN OF ALBION  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)]
- Attachments:** [CUP 2707 Staff Report](#)  
[CUP 2707 APP](#)  
[CUP 2707 MAP](#)
14. [2708](#)            PETITION: CUP 02708  
APPLICANT: SWALHEIM 2011 REV TR (C/O ELEMENTS LAWN AND  
SNOW)  
LOCATION: NE OF 3475 N STAR RD, SECTION 27, TOWN OF  
COTTAGE GROVE  
CUP DESCRIPTION: outdoor storage - dumpsters for contractor  
business
- Attachments:** [CUP 2708 Staff Report](#)  
[CUP 2708 Town Action](#)  
[CUP 2708 APP](#)  
[CUP 2708 MAP](#)
15. [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](#)  
[CUP 2709 MAP](#)  
[CUP 2709 APP](#)  
[CUP 2709 Knocke email - Objection to Agenda Item #6 Public Meeting :](#)  
[CUP 2709 FW Opposition to CUP 2709 Peter Miller 4437 Ridge Rd.. I](#)
16. [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](#)  
[CUP 2710 APP](#)  
[CUP 2710 MAP](#)

17. [2711](#) PETITION: CUP 02711  
APPLICANT: ELAINE A HODGSON DECLARATION OF TRUST  
LOCATION: 2525 LESLIE RD, SECTION 21, TOWN OF DUNKIRK  
CUP DESCRIPTION: limited family business - agricultural tours and workshops

**Attachments:** [CUP 2711 Staff Report](#)  
[CUP 2711 Town Action](#)  
[CUP 2711 APP](#)  
[CUP 2711 MAP](#)

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

**F. Plats and Certified Survey Maps**

**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