



# 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, December 16, 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 December 16, 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\\_VFM6n381Rm2WbGJiexRelA](https://zoom.us/webinar/register/WN_VFM6n381Rm2WbGJiexRelA)

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: 969 7579 5304

**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 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**

[2025 MIN-440](#) November 25, 2025 ZLR Committee meeting minutes

**Attachments:** [11-25-2025 ZLR Public Hearing Minutes](#)

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

[12221](#)

PETITION: REZONE 12221  
APPLICANT: DONNA J STOLL REV TR  
LOCATION: 731 AND 685 NORLAND ROAD, SECTION 20,  
TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4  
Rural Residential District and RM-16 Rural Mixed-Use District  
REASON: create one new residential lot and one lot for existing  
farmstead

**Attachments:** [12221 Staff Report](#)  
[12221 Town Action](#)  
[12221 Density Study](#)  
[12221 APP](#)  
[12221 MAP](#)

[12222](#)

PETITION: REZONE 12222  
APPLICANT: JOHN AND SUSAN STEEL (C/O ROMAN  
PUCCETTI)  
LOCATION: 11190 COUNTY HIGHWAY Y, SECTION 9, TOWN  
OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2  
Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12222 Staff Report](#)  
[12222 Town Action](#)  
[12222 Density Study](#)  
[12222 APP](#)  
[12222 MAP](#)

[12224](#)

PETITION: REZONE 12224  
APPLICANT: NATHAN MOE ENTERPRISES LLC  
LOCATION: EAST OF 1926 SKYLINE DRIVE, SECTION 29,  
TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO  
SFR-08 Single Family Residential District  
REASON: creating one residential lot

**Attachments:** [12224 Staff Report](#)  
[12224 Density Study](#)  
[12224 MAP](#)  
[12224 APP](#)  
[12224 Public Comment - FOLKS Opposed](#)

[12225](#)

PETITION: REZONE 12225  
APPLICANT: ROBERT FORLER  
LOCATION: 4111 CATALPA LANE, SECTION 16, TOWN OF  
DUNN  
CHANGE FROM: RM-8 Rural Mixed-Use District TO SFR-08  
Single Family Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [12225 Staff Report](#)  
[12225 APP](#)  
[12225 MAP](#)

[12226](#)

PETITION: REZONE 12226  
APPLICANT: JEROME C HELMENSTINE  
LOCATION: SOUTH OF 4785 COUNTY HWY FF, SECTION 6,  
TOWN OF VERMONT  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2  
Rural Residential District, FP-1 Farmland Preservation District TO  
RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [12226 Staff Report](#)  
[12226 Town Action](#)  
[12226 Density Study](#)  
[12226 Revised CSM](#)  
[12226 MAP](#)  
[12226 APP rev](#)

[12227](#)

PETITION: REZONE 12227  
APPLICANT: AMEN LIVING TR  
LOCATION: 8145 DAIRY RIDGE ROAD, SECTION 13, TOWN  
OF SPRINGDALE  
CHANGE FROM: SFR-1 Single Family Residential District TO  
RM-16 Rural Mixed-Use District, AT-35 Agriculture Transition  
District TO RM-16 Rural Mixed-Use District  
REASON: combining property into one lot

**Attachments:** [12227 Staff Report](#)  
[12227 Town Action](#)  
[12227 Town approved concept plan](#)  
[12227 APP](#)  
[12227 MAP](#)

[12228](#)

PETITION: REZONE 12228  
APPLICANT: LESLIE I OROSZ  
LOCATION: 5480 COUNTY HWY A, SECTION 22, TOWN OF  
OREGON  
CHANGE FROM: FP-35 Farmland Preservation District and FP-1  
Farmland Preservation District TO RM-16 Rural Mixed-Use District,  
FP-35 Farmland Preservation District and FP-1 Farmland  
Preservation District TO RR-8 Rural Residential District  
REASON: creating two residential lots - one for an existing  
residence and one for a new home

**Attachments:** [12228 Staff Report](#)  
[12228 Town Action](#)  
[12228 Density Study](#)  
[12228 APP](#)  
[12228 MAP](#)

[12229](#)

PETITION: REZONE 12229  
APPLICANT: TOWN OF DEERFIELD ( ON BEHALF OF  
MULTIPLE OWNERS)  
LOCATION: VARIOUS AREAS - SEE LIST, TOWN OF  
DEERFIELD  
CHANGE: Various districts  
REASON: a town sponsored blanket rezone of multiple parcels to  
correct zoning map discrepancies

**Attachments:** [12229 Staff Report](#)  
[12229 Town Action](#)  
[12229 APP](#)

[12230](#)

PETITION: REZONE 12230  
APPLICANT: JOHN OLSON  
LOCATION: 3447 STATE HWY 138, SECTION 11, TOWN OF  
RUTLAND  
CHANGE FROM: SFR-08 Single Family Residential District TO HC  
Heavy Commercial District  
REASON: bring property into compliance with current zoning  
regulations

**Attachments:** [12230 Staff Report](#)  
[12230 Town Action](#)  
[12230 HC zoning district fact sheet](#)  
[12230 APP](#)  
[12230 MAP](#)

[12231](#)

PETITION: REZONE 12231  
APPLICANT: EPIC SYSTEMS CORPORATION  
LOCATION: SOUTHWEST OF 2645 COUNTRY VIEW ROAD,  
SECTION 17/18, TOWN OF VERONA  
CHANGE FROM: Wetland Status to Non-wetland status  
REASON: rezoning a portion of land from wetland status to  
non-wetland status pursuant to Dane County Code of Ordinances  
Section 11.10.

**Attachments:** [12231 Staff Report](#)  
[12231 DNR permit amendment](#)  
[12231 APP](#)  
[12231 MAP](#)

[12232](#)

PETITION: REZONE 12232  
APPLICANT: TOWN OF VERMONT (ON BEHALF OF MULTIPLE OWNERS)  
LOCATION: VARIOUS AREAS - SEE LIST, SECTION 15, TOWN OF VERMONT  
CHANGE: Various districts  
REASON: a town sponsored blanket rezone of multiple parcels to correct zoning map discrepancies

**Attachments:** [12232 Staff Report](#)  
[12232 Town Action](#)  
[12232 MAPS](#)  
[12232 APP](#)

[02686](#)

PETITION: CUP 02686  
APPLICANT: ARINGTON ADVENTURES LLC  
LOCATION: 2959 EVERGREEN DRIVE, SECTION 5, TOWN OF CHRISTIANA  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

**Attachments:** [CUP 2686 Staff Report](#)  
[CUP 2686 Town action](#)  
[CUP 2686 APP](#)  
[CUP 2686 MAP](#)

[02687](#)

PETITION: CUP 02687  
APPLICANT: JOHN OLSON  
LOCATION: 3447 STATE HWY 138, SECTION 11, TOWN OF RUTLAND  
CUP DESCRIPTION: caretaker's residence

**Attachments:** [CUP 2687 Staff Report](#)  
[CUP 2687 Town Action](#)  
[CUP 2687 APP](#)  
[CUP 2687 MAP](#)

[02688](#)

PETITION: CUP 02688  
APPLICANT: EPIC SYSTEMS CORPORATION  
LOCATION: SOUTHWEST OF 2645 COUNTRY VIEW ROAD,  
SECTION 17/18, TOWN OF VERONA  
CUP DESCRIPTION: construction of a driveway through the nr-c  
natural resource conservation zoning district

**Attachments:** [CUP 2688 Staff Report](#)  
[CUP 2688 APP](#)  
[CUP 2688 MAP](#)

[2689](#)

PETITION: CUP 02689  
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 (add additional hotel  
rooms)

**Attachments:** [CUP 2689 Staff Report](#)  
[CUP 2689 Town Action](#)  
[CUP 2689 Site Plan Concept](#)  
[CUP 2689 APP](#)  
[CUP 2689 MAP](#)

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



[12211](#)

PETITION: REZONE 12211  
APPLICANT: LEVI AND LYDIA YODER  
LOCATION: NORTH OF 5250 JOHN WILKINSON RD, SECTION  
28, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16  
Rural Mixed-Use District and RM-8 Rural Mixed-Use District  
REASON: creating two lots for residential and agricultural use,  
transferring one development right

**Attachments:** [12211 Staff Report Update](#)

[12211 Staff Report](#)

[12211 Town Action](#)

[12211 Density Sending](#)

[12211 Density](#)

[12211 APP rev](#)

[12211 MAP](#)

[12211 Public Comment - Knifel et al opposed](#)

[12211 Public Comment - Flogel support](#)

[12211 Public Comment - Harris opposed](#)

**Legislative History**

11/25/25	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KRONING, seconded by POSTLER, that the Zoning  
Petition be postponed due to opposition. The motion carried by the following  
vote: 5-0. Passed

**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