



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, April 22, 2025

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 April 22, 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_PG03qyZvQLOlq2U9RGMdtg

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: 999 8793 6114

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 ntshiv.

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

[2024 MIN-612](#) April 8, 2025 ZLR Committee meeting minutes

Attachments: [04-08-2025 ZLR Work Meeting Minutes](#)

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

[12133](#)

PETITION: REZONE 12133
APPLICANT: KELLY CONNOR (GINTHER)
LOCATION: EAST OF 9204 GEM VIEW LANE, SECTION 17, TOWN
OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural
Residential District and RM-8 Rural Mixed-Use District
REASON: creating two residential lots

Attachments: [12133 Staff Report](#)
[12133 Town Action](#)
[12133 Density Study](#)
[12133 APP](#)
[12133 MAP](#)

[12146](#)

PETITION: REZONE 12146
APPLICANT: DOUGLAS AND CARIE NELSON
LOCATION: WEST OF 1206 CTH B, SECTION 20, TOWN OF
CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [12146 Staff Report](#)
[12146 Town Action](#)
[12146 Density](#)
[12146 APP](#)
[12146 MAP](#)

[12147](#)

PETITION: REZONE 12147
APPLICANT: STEVEN R GRAMS
LOCATION: 195 COUNTY HIGHWAY BB, SECTION 12, TOWN OF DEERFIELD
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-1 Rural Residential District, and FP-1 Farmland Preservation District
REASON: creating two residential lots for existing structures and one agricultural lot

Attachments: [12147 Staff Report](#)
[12147 Memo from town Storie property density remaining](#)
[12147 Density](#)
[12147 APP](#)
[12147 MAP](#)

[12148](#)

PETITION: REZONE 12148
APPLICANT: ESTATE OF ELIZABETH FREY
LOCATION: 596 AND 616 COUNTY HWY B, SECTION 22, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District; FP-1 Farmland Preservation District and RM-8 Rural Mixed-Use District TO RM-16 Rural Mixed-Use District
REASON: adjust property line between adjacent landowners and consolidate parcels into one lot

Attachments: [12148 Staff Report](#)
[12148 Town Action](#)
[12148 APP](#)
[12148 MAP](#)

[12149](#) PETITION: REZONE 12149
APPLICANT: G&G BROTHERS PROPERTIES LLC
LOCATION: 2655 AND 2659 HIGHLAND RD, SECTION 11, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: create three residential lots including two for existing residences

Attachments: [12149 Staff Report](#)
[12149 Density Study](#)
[12149 APP](#)
[12149 MAP](#)

[12151](#) PETITION: REZONE 12151
APPLICANT: JAMES & KAREN BREUNIG
LOCATION: 7200 INAMA ROAD, SECTION 16, TOWN OF ROXBURY
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12151 Staff Report](#)
[12151 Town Action](#)
[12151 MAP](#)
[12151 APP](#)

[12152](#) PETITION: REZONE 12152
APPLICANT: WILMER LARSON
LOCATION: EAST OF 2177 UPHOFF ROAD, SECTION 15, TOWN OF COTTAGE GROVE
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 and an agricultural lot

Attachments: [12152 Staff Report](#)
[12152 Town Action](#)
[12152 Density Study](#)
[12152 APP](#)
[12152 MAP](#)
[10615 Density Study](#)

[12153](#)

PETITION: REZONE 12153
APPLICANT: WAYNE AND MILLICENT BRATTRUD
LOCATION: 1187 COUNTY HIGHWAY JG, SECTION 12, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: create one rural mixed-use lot for existing residence and one agricultural lot

Attachments: [12153 Staff Report](#)
[12153 Town Action](#)
[12153 Density](#)
[12153 APP](#)
[12153 MAP](#)

[02656](#)

PETITION: CUP 02656
APPLICANT: THOMAS AND CHRISTINA WATSON
LOCATION: 1746 STATE HWY 73, SECTION 34, TOWN OF CHRISTIANA
CUP DESCRIPTION: agricultural entertainment activities 10 or more days per calendar year (update existing permit)

Attachments: [CUP 2656 Staff Report](#)
[CUP 2656 APP](#)
[CUP 2656 MAP](#)

[02657](#)

PETITION: CUP 02657
APPLICANT: WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)
LOCATION: 4311 VILAS HOPE RD, SECTION 7, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: agricultural entertainment for events more than 10 calendar days per year (update existing permit)

Attachments: [CUP 2657 Staff Report](#)
[CUP 2657 Town Action](#)
[CUP 2657 Road connections exhibit](#)
[CUP 2657 Site Plan](#)
[CUP 2657 APP](#)
[CUP 2657 MAP](#)

[02658](#)

PETITION: CUP 02658
APPLICANT: PAUL AND JESSICA SCHROEDER
LOCATION: 4653 PINE MANOR CIR, SECTION 6, TOWN OF MIDDLETON
CUP DESCRIPTION: accessory building over 12 feet in average height

Attachments: [CUP 2658 Staff Report](#)
[CUP 2658 Town Action](#)
[CUP 2658 APP](#)
[CUP 2658 MAP](#)
[CUP 2658 Email from neighbor in support](#)

[02659](#)

PETITION: CUP 02659
APPLICANT: WINGRA REAL ESTATE LLC
LOCATION: 3690 RUTLAND-DUNN TOWN LINE RD, SECTION 34, TOWN OF DUNN
CUP DESCRIPTION: temporary concrete batch plant for Wis DOT road projects

Attachments: [CUP 2659 Staff Report](#)
[CUP 2659 Town Action](#)
[CUP 2659 APP](#)
[CUP 2659 MAP](#)

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

F. Plats and Certified Survey Maps

[2025 LD-001](#)

Final Plat - Kennedy Hills First Addition
Town of Cottage Grove
Staff recommends conditional approval

Attachments: [conditions](#)
[Kennedy Hills First Addition Final Plat 2025-03-12](#)
[Planner Memo on Kennedy Hills First Addition Final Plat 3.11.25](#)
[Review Letter 5](#)
[2025-03-17 Resolution Granting Conditional Approval of Kennedy Hills F](#)
[12048 Ord Amend](#)
[12048 CAL Notice](#)

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