



# 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 10, 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.**

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 خدمات الترجمة مقدماً. يرجى الاطلاع على أسفل جدول الأعمال للمزيد من المعلومات

The June 10, 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 in Room 354 of the City-County Building located at 210 Martin Luther King Junior 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/s/97747146975>

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: 977 4714 6975

**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)

**A. Call to Order**

**B. Public comment for any item not listed on the agenda**

**C. Consideration of Minutes**

[2025 MIN-087](#) May 27, 2025 ZLR Committee meeting minutes

**Attachments:** [05-27-2025 ZLR 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**



[12160](#)

PETITION: REZONE 12160  
APPLICANT: KIRK AND HEIDI EILENFELDT  
LOCATION: 4082 RIDGE ROAD, SECTION 14, TOWN OF  
COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1  
Rural Residential District  
REASON: creating one residential lot - transfer of development  
right

**Attachments:** [12160 Staff Update](#)  
[12160 Staff Report](#)  
[12160 Town Action](#)  
[12160 MAP](#)  
[12160 APP rev](#)

**Legislative History**

5/27/25	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KRONING, seconded by BOLLIG, that the Zoning  
Petition be postponed due to no town action. The motion carried by the  
following vote: 5-0. Passed

[12164](#)

PETITION: REZONE 12164  
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ  
MORENO  
LOCATION: 4185 RIDGE ROAD, SECTION 14, TOWN OF  
COTTAGE GROVE  
CHANGE FROM: SFR-1 Single Family Residential District TO  
RR-1 Rural Residential District  
REASON: zoning to allow for a limited family business

**Attachments:** [12164 Staff Update](#)  
[12164 Staff Report](#)  
[12164 Town Action](#)  
[12164 Site Plan revised 05-05-2025](#)  
[12164 APP](#)  
[12164 MAP](#)

**Legislative History**

5/27/25	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by POSTLER, seconded by BOLLIG, that the Zoning  
Petition be postponed due to no town action. The motion carried by the  
following vote: 5-0. Passed

[02660](#)

PETITION: CUP 02660  
APPLICANT: ALLISON RODRIGUEZ AND JOSUE RODRIGUEZ  
MORENO  
LOCATION: 4185 RIDGE RD, SECTION 14, TOWN OF  
COTTAGE GROVE  
CUP DESCRIPTION: limited family business - contractor

**Attachments:** [CUP 2660 Staff Update](#)  
[CUP 2660 Staff Report](#)  
[CUP 2660 Town Action](#)  
[CUP 2660 Site Plan revised 06-03-2025](#)  
[CUP 2660 Site Plan revised 05-05-2025](#)  
[CUP 2660 APP](#)  
[CUP 2660 MAP](#)

**Legislative History**

5/27/25                      Zoning & Land Regulation                      postponed to the Zoning & Land  
   Committee    Regulation Committee

A motion was made by KRONING, seconded by POSTLER, that the  
Conditional Use Permit be postponed due to no town action. The motion  
carried by the following vote: 4-0-1. Passed

**F. Plats and Certified Survey Maps**

[2025 LD-004](#)

Land Division Waiver - Nizamuddin 2-Lot Certified Survey Map  
Town of Cross Plains

**Attachments:** [Staff Report on variance](#)  
[County VARIANCE LETTER](#)  
[Nizam - Cross Plains - prelim CSM \(3-19-2025\)](#)  
[Dane County Variance application](#)  
[Navigable Stream Determination letter](#)

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**J. Reports to Committee**

[2025 RPT-111](#) Zoning Map review project - June update to ZLR

**Attachments:** [Memo to ZLR 6 25](#)

[2025 RPT-120](#) Instituting changes to the CUP process

**Attachments:** [2025 Town Guidance on revised CUP process](#)  
[2025 Town Board Action Report \(CUP\)](#)  
[2025 Town CUP Worksheet](#)  
[Understanding the Conditional Use Process 2025](#)

## 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.

Questions? Contact Planning and Development Staff, 608-266-4266, or [plandev@danecounty.gov](mailto:plandev@danecounty.gov)  
TTY WI RELAY 711