



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, August 25, 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 August 25, 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_FK8jSdxBTcG7LWDYpJ0Gtg

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: 945 7925 6899

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 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

1. [2026 MIN-191](#) July 28, 2026 ZLR Committee Meeting Minutes

Attachments: [July 28th ZLR Committee Public Hearing Minutes](#)

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

1. [12289](#)
PETITION: REZONE 12289
APPLICANT: TOWN OF OREGON (ON BEHALF OF MULTIPLE OWNERS)
LOCATION: MULTIPLE (SEE LIST), SECTION 12, TOWN OF OREGON
CHANGE FROM: Various Zoning Districts TO Various Zoning Districts
REASON: town sponsored blanket rezone to correct zoning map discrepancies

Attachments: [12289 Staff Report](#)
[12289 Town Action_updated](#)
[12289 APP](#)
[12289 MAP rev](#)
[12289 MAP](#)
[12289 Oregon Blanket Rezone 08042026 Town Approved List](#)

2. [12309](#)
PETITION: REZONE 12309
APPLICANT: JOHN, CYNTHIA, PAUL & JACQUELINE GEHIN
LOCATION: EAST OF 6545 CTH A, SECTION 13, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12309 Staff Report](#)
[12309 Town Action](#)
[12309 Density Study](#)
[12309 Highway Access Permit new](#)
[12309 APP](#)
[12309 MAP](#)

3. [12310](#) PETITION: REZONE 12310
APPLICANT: BUSH PROPERTIES LLC (C/O NANCY HUBER)
LOCATION: 679 FISCH RD, SECTION 27, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating three residential lots (one for existing farm residence)

Attachments: [12310 Staff Report](#)
[12310 Town Action](#)
[12310 APP](#)
[12310 MAP](#)

4. [12311](#) PETITION: REZONE 12311
APPLICANT: GT RENTALS LLC (STEVE GAUSMANN)
LOCATION: HOPE RD WEST OF 3647 VILAS RD, SECTION 29, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, SFR-1 Single Family Residential District TO RR-2 Rural Residential District, SFR-1 Single Family Residential District TO FP-35 Farmland Preservation District
REASON: creating four residential lots using transfer of development rights (tdr)

Attachments: [12311 Staff Report](#)
[12311 APP](#)
[12311 MAP](#)

5. [12312](#) PETITION: REZONE 12312
APPLICANT: THE NATURE CONSERVANCY
LOCATION: WEST OF 9262 MOEN RD, SECTION 19, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12312 Staff Report](#)
[12312 Town Action](#)
[12312 APP](#)
[12312 MAP](#)

6. [12313](#) PETITION: REZONE 12313
APPLICANT: DANIEL AND KAY BREUNIG
LOCATION: 6625 VIADUCT RD, SECTION 11, TOWN OF DANE
CHANGE FROM: GC General Commercial District TO FP-1
Farmland Preservation District, GC General Commercial District
TO RR-4 Rural Residential District, FP-35 Farmland Preservation
District TO RR-4 Rural Residential District
REASON: reconfigure one residential lot and create one new
residential lot using a transfer of development rights (tdr)

Attachments: [12313 Staff Report](#)
[12313 Density Study](#)
[12313 Density Study - Sending Property](#)
[12313 Existing Deed Restrictions](#)
[12313 APP](#)
[12313 MAP](#)

7. [12314](#) PETITION: REZONE 12314
APPLICANT: BREUNIG LIVING TR (DAN AND KAY BREUNIG)
LOCATION: EAST OF 6469 VIADUCT RD, SECTION 12, TOWN
OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2
Rural Residential District
REASON: creating 3 residential lots (using tdr to transfer one
development right)

Attachments: [12314 Staff Report](#)
[12314 TDR Exhibit](#)
[12314 Density Study](#)
[12314 Density Study - Sending Property](#)
[12314 APP](#)
[12314 MAP](#)

8. [12315](#) PETITION: REZONE 12315
APPLICANT: SILVIN F & ROSEMARY C KURT REV TR (C/O TYLER KURT)
LOCATION: 4558 RIDGE RD, SECTION 1, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-08 Single Family Residential District
REASON: separating existing residence from farmland

Attachments: [12315 Staff Report](#)
[12315 Town Action](#)
[12315 Density Study](#)
[12315 Current Deed Notice Doc 6053711](#)
[12315 APP](#)
[12315 MAP](#)

9. [12316](#) PETITION: REZONE 12316
APPLICANT: BARSNESS JT REV TR, TRENT ADAM & KATHARINE KAY
LOCATION: 10932 W HUDSON RD, SECTION 7, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12316 Staff Report](#)
[12316 Town Action](#)
[12316 Density Study](#)
[12316 APP](#)
[12316 MAP](#)

10. [12317](#) PETITION: REZONE 12317
APPLICANT: ABERT J EVERSON
LOCATION: 5193 COUNTY HIGHWAY A, SECTION 23, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: separating existing residence from farmland

Attachments: [12317 Staff Report](#)
[12317 Town Action](#)
[12317 Density Study](#)
[12317 APP](#)
[12317 MAP](#)

11. [12318](#) PETITION: REZONE 12318
APPLICANT: JOEL E HOUGAN
LOCATION: EAST OF 2371 COUNTY HIGHWAY BN, SECTION 15, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12318 Staff Report](#)
[12318 Density Study](#)
[12318 APP](#)
[12318 MAP](#)

12. [12319](#) PETITION: REZONE 12319
APPLICANT: DENNIS HRUBY
LOCATION: 7493 BRERETON RD, SECTION 32, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed Use District (amended from RR-8 Rural Residential District)
REASON: separating existing residence from farmland

Attachments: [12319 Staff Report](#)
[12319 Town Action](#)
[12319 Density Study](#)
[12319 APP](#)
[12319 MAP](#)
[12319 MAP rev](#)

13. [12320](#) PETITION: REZONE 12320
APPLICANT: DENNIS & LISA NOLDEN
LOCATION: 900 FEET EAST OF 7965 JIM TOWN RD, SECTION 30, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: creating one residential lot

Attachments: [12320 Staff Report](#)
[12320 Density Study](#)
[12320 APP](#)
[12320 MAP](#)

14. [12322](#) PETITION: REZONE 12322
APPLICANT: CHRISTOPHER & MICHELLE TURNER AND
ROBERT SIMPSON
LOCATION: 3163 COUNTY HIGHWAY J, SECTION 2, TOWN OF
SPRINGDALE
CHANGE FROM: SFR-2 Single Family Residential District TO
RR-2 Rural Residential District, RR-4 Rural Residential District TO
RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12322 Staff Report](#)

[12322 APP](#)

[12322 MAP](#)

15. [12323](#) PETITION: REZONE 12323
APPLICANT: WOOD TR
LOCATION: 3200 LARSEN RD, SECTION 31, TOWN OF
BLOOMING GROVE
CHANGE FROM: RM-16 Rural Mixed-Use District TO MFR-08
Multi-Family Residential District
REASON: creation of residential condominium

Attachments: [12323 Staff Report](#)

[12323 Town Action](#)

[12323 Woods Trust Rezone-Madison Comments](#)

[12323 History, City, Town, Existing Precedents for septic, rural road loca](#)

[12323 Letter of Support- Kuehling](#)

[12323 APP](#)

[12323 MAP](#)

16. [12324](#) PETITION: REZONE 12324
APPLICANT: KIG PROPERTIES LLC
LOCATION: 7672 W MINERAL POINT RD, SECTION 19, TOWN
OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08
Single Family Residential District
REASON: creation of seven lot residential subdivision

Attachments: [12324 Staff Report](#)

[12324 Town Action](#)

[12324 APP](#)

[12324 MAP](#)

17. [12325](#) PETITION: REZONE 12325
APPLICANT: HANSON LIVING TR
LOCATION: 6233 TEMPLETON TERRACE, SECTION 2, TOWN
OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO SFR-1 Single
Family Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12325 Staff Report](#)
[12325 APP](#)
[12325 MAP](#)

18. [12326](#) PETITION: REZONE 12326
APPLICANT: BADGERLAND FOUNDATION INC
LOCATION: 847 COUNTY HIGHWAY JG, SECTION 13, TOWN
OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO NR-C
Natural Resource Conservation District, RM-16 Rural Mixed-Use
District TO NR-C Natural Resource Conservation District, FP-35
Farmland Preservation District TO RR-8 Rural Residential District,
UTR Utility, Transportation and ROW District TO RR-8 Rural
Residential District, RM-16 Rural Mixed-Use District TO RR-8
Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12326 Staff Report](#)
[12326 Town Action](#)
[12326 Density Study Freitag farm 2023](#)
[12326 Town Density Analysis 2026 Draft](#)
[12326 APP](#)
[12326 MAP](#)

19. [12327](#) PETITION: REZONE 12327
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC
LOCATION: WEST OF 1623 SUSAN LANE, SECTION 24, TOWN
OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2
Rural Residential District
REASON: creating one residential lot

Attachments: [12327 Staff Report](#)
[12327 Town Action](#)
[12327 Density Study TDR Sending Property](#)
[12327 APP](#)
[12327 MAP](#)

20. [2717](#) PETITION: CUP 02717
APPLICANT: FRANKIES LANDSCAPING LLC (FRANCISCO
GOMEZ JR.)
LOCATION: PONDELLA LANE, SECTION 27, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: outdoor storage in the gc zoning district
associated with a landscaping company

Attachments: [CUP 2717 Staff Report](#)
[CUP 2717 Town Action](#)
[CUP 2717 APP](#)
[CUP 2717 MAP](#)

21. [2718](#) PETITION: CUP 02718
APPLICANT: DIA LEGACY LLC
LOCATION: 2825 WILLIAMS DR, SECTION 8, TOWN OF
PLEASANT SPRINGS
CUP DESCRIPTION: nonprofit community use
CUP DESCRIPTION: TRANSIENT OR TOURIST LODGING

Attachments: [CUP 2718 Staff Report](#)
[CUP 2718 APP](#)
[CUP 2718 MAP](#)

22. [2719](#) PETITION: CUP 02719
APPLICANT: DIA LEGACY LLC
LOCATION: 2825 WILLIAMS DR, SECTION 8, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: nonprofit community use
CUP DESCRIPTION: TRANSIENT OR TOURIST LODGING

Attachments: [CUP 2719 Staff Report](#)
[CUP 2719 APP](#)
[CUP 2719 MAP](#)

23. [2026 OA-009](#) 2026 TOWN OF VERONA COMPREHENSIVE PLAN AMENDMENT

Sponsors: KEMP and DOOLAN

Attachments: [2026 OA-009](#)
[2026 OA-009 Fiscal Policy Note](#)
[2026 OA-009 Amendment Packet](#)
[2026 OA-009 Memo City of Verona 2026-04-06 re Town of Verona Com](#)
[2026 OA-009 Memo from City of Verona 2026-08-06](#)
[2026 OA-009 Letter to ZLR - JMM response to City of Verona \(with Exhil](#)
[2026 OA-009 Support from Town of Verona - Dane County Zoning & Lar](#)
[2026 OA-009 Town response to County staff report 8.6.26](#)

Legislative History

7/17/26 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee due back on 7/28/2026

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

3. [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 Update](#)
[12300 Staff Report](#)
[12300 Town Action](#)
[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](#)

Legislative History

7/28/26	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by POSTLER, seconded by KRONING, that the Rezone Petition be postponed due to the town action report pending. The motion carried by the following vote: 5-0. Passed

7/28/26	Zoning & Land Regulation Committee	suspended from the rules
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A motion was made by POSTLER, seconded by KRONING, to suspend the rules to take up CUP Petition #2712 next on the agenda. The motion carried unanimously. Passed

4. [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 Update](#)
[CUP 2712 Town Action](#)
[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](#)

Legislative History

7/28/26 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by POSTLER, seconded by KRONING, that the
Conditional Use Permit be postponed due to the town action report pending.
The motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

1. [2026 LD-010](#) Land Division Waiver - Badgerland Foundation
 Town of Perry
 Staff recommends approval

Attachments: [12326 Land Division Waiver Report](#)
 [Variance Application-The BaderLand Foundation-847 CTH JG](#)
 [26016_3-BadgerLand_Foundation_Inc-CSM-Draft_2026.05.20](#)

2. [2026 LD-011](#) Land Division Waiver - Hougan Farms
 Town of Pleasant Springs
 Staff recommends approval

Attachments: [12318 Land Division Waiver Report](#)
 [Application](#)

G. Resolutions

H. Ordinance Amendment

1. [2026 OA-006](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF
 ORDINANCES, REVISING THE DEFINITION OF CEMETERY

Sponsors: DOWNING

Attachments: [2026 OA-006](#)
 [2026 OA-006 Cemeteries Staff Memo](#)

Legislative History

6/5/26 County Board referred to the Zoning & Land
 Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee due
back on 6/11/2026

2. [2026 OA-009](#) 2026 TOWN OF VERONA COMPREHENSIVE PLAN
AMENDMENT

Sponsors: KEMP and DOOLAN

Attachments: [2026 OA-009](#)

[2026 OA-009 Fiscal Policy Note](#)

[2026 OA-009 Amendment Packet](#)

[2026 OA-009 Memo City of Verona 2026-04-06 re Town of Verona Com](#)

[2026 OA-009 Memo from City of Verona 2026-08-06](#)

[2026 OA-009 Letter to ZLR - JMM response to City of Verona \(with Exhil](#)

[2026 OA-009 Support from Town of Verona - Dane County Zoning & Lar](#)

[2026 OA-009 Town response to County staff report 8.6.26](#)

Legislative History

7/17/26 County Board referred to the Zoning & Land
Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee due
back on 7/28/2026

I. Items Requiring Committee Action

1. [2026 ACT-085](#) Review updated TDR sending property for Rezone 12270

Attachments: [2026 ACT-085 Staff Memo](#)

[ACT-085 Density Study](#)

[DF Riege Dinkel \(Max Strauss farm sec 24\) 2026](#)

[Email re Riege TDR for rezone 12270](#)

[Riege \(Strauss\) Cover Letter](#)

2. [2026 FTR-008](#) FUND TRANSFER FOR P&D OFFICE FURNITURE 2026

Attachments: [2026 FTR-008](#)

Legislative History

7/22/26 Personnel & Finance referred to the Zoning & Land
Committee Regulation Committee

This discussion item was referred to the Zoning & Land Regulation Committee

7/22/26 Personnel & Finance referred to the Personnel &
Committee Finance Committee

This discussion item was referred to the Personnel & Finance Committee

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