



# 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, January 27, 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 January 27, 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\\_zGQCf6h6SLCQxmOQz7Z-nQ](https://zoom.us/webinar/register/WN_zGQCf6h6SLCQxmOQz7Z-nQ)

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: 966 6074 1826

**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 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**

[2025 MIN-502](#) January 13, 2026 ZLR Committee meeting minutes

**Attachments:** [January 13th ZLR Committee Work Meeting Minutes](#)

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

[12233](#)

PETITION: REZONE 12233  
APPLICANT: EAST KOSHKONONG CEMETERY ASSOCIATION  
LOCATION: 454 E CHURCH ROAD, SECTION 26, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 Farmland Preservation District and FP-1 Farmland Preservation District TO RM-8 Rural Mixed-Use District, RM-8 Rural Mixed-Use District TO HAM-R Hamlet Residential District, FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District  
REASON: expanding the cemetery and creating a separate lot for the church buildings

**Attachments:** [12233 Staff Report](#)  
[12233 Town Action](#)  
[12233 APP](#)  
[12233 MAP](#)

[12234](#)

PETITION: REZONE 12234  
APPLICANT: DUAINE TRAGER FAMILY - TYLER  
LOCATION: 9874 STATE HWY 19, SECTION 11, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-4 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12234 Staff Report](#)  
[12234 Town Action](#)  
[12234 Density](#)  
[12234 APP](#)  
[12234 MAP](#)

[12235](#)

PETITION: REZONE 12235  
APPLICANT: ANGELINE TURZENSKI SURVIVORS TR (C/O THERESE STEFFES)  
LOCATION: EAST OF 9760 WILKINSON RD, SECTION 1, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District  
REASON: creating one residential lot

**Attachments:** [12235 Staff Report](#)  
[12235 Town Action](#)  
[12235 Density](#)  
[12235 APP](#)  
[12235 MAP](#)

[12236](#)

PETITION: REZONE 12236  
APPLICANT: TERESA SCHERNECKER  
LOCATION: 983 YORK CENTER ROAD, SECTION 21, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12236 Staff Report](#)  
[12236 Town Action](#)  
[12236 APP](#)  
[12236 MAP](#)

[12237](#)

PETITION: REZONE 12237  
APPLICANT: EVERSON PROPERTIES, LLC  
LOCATION: NORTH OF 3440 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO NR-C Natural Resource Conservation District  
REASON: rezoning to enable land purchase (shift property lines between adjacent owners)

**Attachments:** [12237 Staff Report](#)  
[12237 Town Action](#)  
[12237 APP](#)  
[12237 MAP](#)

12238

PETITION: REZONE 12238  
APPLICANT: SKAAR PIT LLC  
LOCATION: 3440 COUNTY HIGHWAY N, TO N. STAR RD AND HWY 12&18, SECTION 28,  
TOWN OF COTTAGE GROVE  
CHANGE FROM: RM-16 Rural Mixed-Use District, LC Limited Commercial District and AT-35  
Agricultural Transition District TO HC Heavy Commercial District; AT-35 Agriculture Transition  
District TO NR-C Natural Resource Conservation District; RM-16 Rural Mixed-Use District TO  
UTR Utility, Transportation and ROW District and the GC General Commercial District  
REASON: creating a 7-lot commercial subdivision

**Attachments:** [12238 Staff Report](#)

[12238 Town Action](#)

[12238 Town Planner Report on Skaar Pit Business Park\\_11.19.25](#)

[12238 Development Concept Plan](#)

[12238 Preliminary Plat 2025-10-16](#)

[12238 Proposed deed restrictions UPDATED](#)

[12238 Proposed deed restrictions](#)

[12238 Engineering Plans 10-09-2025](#)

[12238 Traffic Impact Analysis rev 2026-01-16](#)

[12238 Soil Tests](#)

[12238 APP](#)

[12238 MAP](#)

12239

PETITION: REZONE 12239  
APPLICANT: SAMUEL AND SHANIA OLSON  
LOCATION: 6301 STATE HIGHWAY 78, SECTION 2, TOWN OF MAZOMANIE  
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District and  
RM-16 Rural Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [12239 Staff Report](#)

[12239 Town Action](#)

[12239 APP](#)

[12239 MAP](#)

[12240](#)

PETITION: REZONE 12240  
APPLICANT: JOHN BAILEY AND ERIKA FOSTER  
LOCATION: 2950 COUNTY HIGHWAY N, SECTION 4, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RR-1 Rural Residential District and FP-35 Farmland Preservation District TO  
RR-2 Rural Residential District  
REASON: expanding the size of an existing residential lot

**Attachments:** [12240 Staff Report](#)  
[12240 Town Action](#)  
[12240 APP](#)  
[12240 MAP](#)

[12241](#)

PETITION: REZONE 12241  
APPLICANT: SCHMITT TRUST - ROMIE SCHMITT  
LOCATION: 6877 / 6887 COUNTY HWY V, SECTION 22, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District and SFR-1 Single Family Residential  
District TO RR-1 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [12241 Staff Report](#)  
[12241 Town Action](#)  
[12241 Density](#)  
[12241 APP](#)  
[12241 MAP](#)

[12242](#)

PETITION: REZONE 12242  
APPLICANT: TERRY CHADWICK  
LOCATION: 1406 SCHADEL ROAD, SECTION 31, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and  
FP-1 Farmland Preservation District, RR-4 Rural Residential District TO FP-1 Farmland  
Preservation District  
REASON: reconfigure existing residential lot and create an agricultural lot

**Attachments:** [12242 Staff Report](#)  
[12242 Density study](#)  
[12242 APP](#)  
[12242 MAP](#)

[12243](#)

PETITION: REZONE 12243  
APPLICANT: WEDEWARD LIVING TR  
LOCATION: 371 WATERLOO ROAD, SECTION 14, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12243 Staff Report](#)

[12243 Town Action](#)

[12243 Density study](#)

[12243 APP](#)

[12243 MAP](#)

[12244](#)

PETITION: REZONE 12244  
APPLICANT: DAVE AND JULIE WOOD  
LOCATION: 3200 LARSEN DRIVE, SECTION 31, TOWN OF BLOOMING GROVE  
CHANGE: Removing 0.17 acres 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 ordinance section 11.10.

**Attachments:** [12244 Staff Report](#)

[12244 Current CSM 15285](#)

[12244 Wood Concept Map \(11-12-25\)](#)

[12244 APP](#)

[12244 MAP](#)

[12244 Public Comment - Holten support](#)

[12245](#)

PETITION: REZONE 12245  
APPLICANT: MICHAEL AND JENNIFER WALDNER  
LOCATION: 1870 TOWER DRIVE, SECTION 25, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District  
REASON: creating one new residential lot using transfer of development right (TDR)

**Attachments:** [12245 Staff Report](#)

[12245 Density Study TDR Sending Property](#)

[12245 APP](#)

[12245 MAP](#)

[12246](#)

PETITION: REZONE 12246  
APPLICANT: EMMI ROTH USA INC  
LOCATION: 1680 WILLIAMS DRIVE, SECTION 32, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [12246 Staff Report](#)  
[12246 Town Action](#)  
[12246 MAP](#)  
[12246 APP](#)

[12247](#)

PETITION: REZONE 12247  
APPLICANT: TOWN OF PERRY (ON BEHALF OF MULTIPLE OWNERS)  
LOCATION: VARIOUS AREAS - SEE LIST  
CHANGE: Various Areas - See List  
REASON: a town sponsored blanket rezone of multiple parcels to correct the zoning map

**Attachments:** [12247 Staff Report](#)  
[12247 Town Action](#)  
[12247 PERRY SE Quadrant Map](#)  
[12247 PERRY SW Quadrant Map](#)  
[12247 PERRY NE Quadrant Map](#)  
[12247 PERRY NW Quadrant Map](#)  
[12247 MAP](#)  
[12247 APP](#)

[02690](#)

PETITION: CUP 02690  
APPLICANT: DAVID AND PATRICIA JUDD  
LOCATION: 6412 COUNTY HWY A, SECTION 13, TOWN OF MONTROSE  
CUP DESCRIPTION: secondary farm residences to house employees of the farm operation / horse boarding facility

**Attachments:** [CUP 2690 Staff Report](#)  
[CUP 2690 Town Action](#)  
[CUP 2690 Sanitarian POWTS review](#)  
[CUP 2690 APP](#)  
[CUP 2690 MAP](#)

02691

PETITION: CUP 02691  
APPLICANT: FIRST KOSHKONONG CHURCH  
LOCATION: 454 E. CHURCH ROAD, SECTION 26, TOWN OF CHRISTIANA  
CUP DESCRIPTION: expansion of an existing cemetery

**Attachments:** [CUP 2691 Staff Report](#)  
[CUP 2691 Town Action](#)  
[CUP 2691 APP](#)  
[CUP 2691 MAP](#)

[2025 OA-022](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
INCORPORATING AMENDMENTS TO THE TOWN OF VIENNA  
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE  
PLAN

**Sponsors:** POSTLER

**Attachments:** [2025 OA-022](#)  
[Community Notice - Town of Vienna Plan](#)  
[2025 Vienna Comprehensive Plan](#)  
[Planned Land Use Map](#)  
[Staff Memo - Town of Vienna Comp Plan 2025](#)  
[2025 OA-022 Public comment - Karls](#)

## Legislative History

11/7/25 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

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

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 Update

## 12224 Town Action

## 12224 Density Study

## 12224 MAP

12224 APP

## 12224 Public Comment - FOLKS Opposed

## 12224 Public Comment - Gilles

## Legislative History

12/16/25      Zoning & Land Regulation Committee      postponed to the Zoning & Land Regulation Committee

A motion was made by BOLLIG, seconded by KRONING, that the Zoning Petition be postponed to the January 27th ZLR meeting due to no town action report and public opposition. The motion carried by the following vote: 5-0.

## **E Plats and Certified Survey Maps**

2025 | D-011

Preliminary Plat - Kennedy Hills 2nd Addition

## Town of Cottage Grove

Staff recommends acceptance and schedule for future consideration

### **Attachments:** acceptance

## KENNEDY HILLS SECOND ADD PRELIMINARY PLAT

## 12048 CAL Notice

## 12048 Ord Amend

## 12048 Staff Update

## referral

[2025 LD-012](#)

Final Plat - Lazy M Estates

Town of Middleton

Consideration of the December 13, 2022 conditional approval and execution of the plat document pursuant to established committee policy.

Staff recommends the chairperson to sign and date the final plat and proceed with recording.

**Attachments:** [conditional approval](#)

[210797\\_Lazy M Estates \(11-16-22\)](#)

[12163 CAL Notice](#)

[21-26](#)

## **G. Resolutions**

### **H. Ordinance Amendment**

[2025 OA-022](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF VIENNA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:** POSTLER

**Attachments:** [2025 OA-022](#)

[Community Notice - Town of Vienna Plan](#)

[2025 Vienna Comprehensive Plan](#)

[Planned Land Use Map](#)

[Staff Memo - Town of Vienna Comp Plan 2025](#)

[2025 OA-022 Public comment - Karls](#)

**Legislative History**

11/7/25 County Board

referred to the Zoning & Land Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee

## **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 hnub 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