



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, October 28, 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 October 28, 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, 210 Martin Luther King Jr. Boulevard, Madison, Wisconsin.

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_wgvVpgUpTV-fU0xU10tPOw

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: 975 0684 2433

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 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-351](#) Minutes of the October 17, 2025 Zoning and Land Regulation Committee meeting

Attachments: [10-17-2025 ZLR Budget Meeting Minutes](#)

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

[12199](#)

PETITION: REZONE 12199
APPLICANT: ROBERT WENDT
LOCATION: EAST OF 6315 COUNTY HWY TT, SECTION 4, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: create an agricultural lot

Attachments: [12199 Staff Report](#)
[12199 Town Action](#)
[Oct 28th Dane Co Highway Dept comments](#)
[12199 APP](#)
[12199 MAP](#)

[12201](#)

PETITION: REZONE 12201
APPLICANT: ROBERT & CAROLYN KELLY-DAVIS
LOCATION: 8292 DAIRY RIDGE ROAD, SECTION 14, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW
District , AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District
REASON: change zoning to allow for the expansion of an existing quarry

Attachments: [12201 Staff Report](#)
[12201 Town Action](#)
[12201 Density study](#)
[12201 APP](#)
[12201 MAP](#)

[12202](#)

PETITION: REZONE 12202
APPLICANT: MICHAEL D KNIGHT
LOCATION: WEST OF 1371 COUNTY HWY PB, SECTION 10, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District,
GC General Commercial District TO FP-1 Farmland Preservation District
REASON: create an agricultural lot

Attachments: [12202 Staff Report](#)
[12202 Town Action](#)
[12202 APP](#)
[12202 MAP](#)

[12203](#)

PETITION: REZONE 12203
APPLICANT: VIRDEBEC II LLC
LOCATION: 2517 RINDEN ROAD, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO HC Heavy Commercial District
REASON: shifting of property lines between adjacent land owners

Attachments: [12203 Staff Report](#)
[12203 Town Action](#)
[12203 Comments from WisDOT](#)
[12203 APP](#)
[12203 MAP](#)

[12204](#)

PETITION: REZONE 12204
APPLICANT: THOMAS E DUFFY
LOCATION: 3475 ORVOLD PARK DRIVE, SECTION 14, TOWN OF DUNN
CHANGE FROM: RR-2 Rural Residential District TO SFR-08 Single Family Residential District
and RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [12204 Staff Report](#)
[12204 Town Action](#)
[Oct 28th ZLR - Dane Co Highway Dept comments](#)
[12204 APP](#)
[12204 MAP](#)

[12205](#)

PETITION: REZONE 12205
APPLICANT: RICHARD & WANITA STRICKER
LOCATION: 2210 SCHROEDER LANE, SECTION 3, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: dividing off the wetland area and some cropland from the rest of the farm

Attachments: [12205 Staff Report](#)
[12205 Town Action](#)
[12205 APP](#)
[12204 MAP](#)
[12205 Public Comment - Johnson support](#)

[12206](#)

PETITION: REZONE 12206
APPLICANT: TODD & GARY OLSON
LOCATION: SOUTH OF 1277 COUNTY HWY A, SECTION 21, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District
REASON: creating one residential lot

- Attachments:** [12206 Staff Report](#)
[12206 Town Action](#)
[12206 Density Study](#)
[Oct 28th ZLR - Dane Co Highway Dept comments](#)
[12206 APP](#)
[12206 MAP](#)

[12207](#)

PETITION: REZONE 12207
APPLICANT: RAYMOND S RIPP
LOCATION: SOUTH OF 1577 COUNTY HWY B, SECTION 19, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

- Attachments:** [12207 Staff Report](#)
[12207 Density Study](#)
[12207 APP](#)
[12207 MAP](#)

[12208](#)

PETITION: REZONE 12208
APPLICANT: R G HUSTON COMPANY INC
LOCATION: 3385 N STAR ROAD, SECTION 33, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: correct land division violation

- Attachments:** [12208 Staff Report](#)
[12208 APP](#)
[12208 MAP](#)

12209

PETITION: REZONE 12209
APPLICANT: BILSE FAMILY LLC
LOCATION: SOUTH OF 2655 LUNDE LANE, SECTION 17, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District, and RM-16 Rural Mixed-Use District
REASON: creating 4 residential lots

- Attachments:** [12209 Staff Report](#)
[12209 Town Action](#)
[12209 Density Study](#)
[12209 Bilse Concept Plan Town-Approved 2004](#)
[12209 APP rev](#)
[12209 MAP](#)
[12209 Public comments - Wolf and Neighborhood Petition](#)

12210

PETITION: REZONE 12210
APPLICANT: ROBERT A HOFFMAN
LOCATION: 2608 WHITE CROSSING ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District, and RM-8 Rural Mixed-Use District
REASON: creating 3 residential lots

- Attachments:** [12210 Staff Report](#)
[12210 Density Study](#)
[12210 Town Action](#)
[12210 Hoffman Concept Plan Town-approved July 2025](#)
[12210 APP](#)
[12210 MAP](#)

02680

PETITION: CUP 02680
APPLICANT: ANN M HEASLETT
LOCATION: 2239 WILLIAMS POINT DRIVE, SECTION 19, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: allowing an accessory building between 12 and 16 feet in height

- Attachments:** [CUP 2680 Staff Report](#)
[CUP 2680 Town Action](#)
[CUP 2680 APP](#)
[CUP 2680 MAP](#)

[02681](#)

PETITION: CUP 02681
APPLICANT: KELLY DAVIS REV TR, CAROLYN S
LOCATION: 8292 DAIRY RIDGE ROAD, SECTION 14, TOWN OF SPRINGDALE
CUP DESCRIPTION: mineral extraction

Attachments: [CUP 2681 Staff Report](#)
[CUP 2681 Town Action](#)
[CUP 2681 APP](#)
[CUP 2681 MAP](#)

[02682](#)

PETITION: CUP 02682
APPLICANT: DAN AND MARLENE LA FLEUR
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF MIDDLETON
CUP DESCRIPTION: small-animal boarding facility for 30 dogs or cats

Attachments: [CUP 2682 Staff Report](#)
[CUP 2682 Town Action](#)
[CUP 2682 APP](#)
[CUP 2682 MAP](#)
[CUP 2640 Four Paws Sound Study 20240516](#)
[CUP 2640 Town Sound Study](#)
[CUP 2682 Public comment - Nowak](#)
[CUP 2682 Public comment - Howard](#)
[CUP 2682 Public comment - Gill and Lowe](#)

[02683](#)

PETITION: CUP 02683
APPLICANT: JOHN AND LINDA EVERSON
LOCATION: 6897 COUNTY HWY A, SECTION 22, TOWN OF MONTROSE
CUP DESCRIPTION: private landing airstrip

Attachments: [CUP 2683 Staff Report](#)
[CUP 2683 Town Action](#)
[CUP 2683 APP](#)
[CUP 2683 MAP](#)

[2025 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

Sponsors: DOOLAN and POSTLER

Attachments: [2025 OA-11](#)

[Changes to Farmland Preservation Map](#)

[2025 OA-11 staff memo](#)

[2025 Newspaper Notice- 2025 OA-11](#)

[Community notice](#)

[Link to Online Farmland Preservation Plan Viewer](#)

[Map of Farmland Preservation Plan Changes](#)

[FPPPlanCertApplication 10 2025 with signatures](#)

[FPP Amendment Cover letter Dane County 2025 v2](#)

Legislative History

9/5/25 County Board referred to the Zoning & Land Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee due back on 9/16/2025

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

[12163](#) PETITION: REZONE 12163
APPLICANT: ROGER J MEIER REV LIVING TR
LOCATION: 7616 AND 7628 W. MINERAL POINT RD, SECTION 20, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District
REASON: creating 7 residential lots

Attachments: [12163 Staff Report Update](#)

[12163 Staff Report](#)

[12163 Town Action](#)

[12163 Lazy M Final Plat 09-29-25](#)

[12163 Revised Prelim Plat 08-13-25](#)

[12163 Lazy M Estates Final Plat v 02-12-25](#)

[12163 APP](#)

[12163 MAP](#)

Legislative History

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I. Items Requiring Committee Action

[2025 ACT-199](#) Scheduling of the 2026 Zoning and Land Regulation Committee meetings

Attachments: [2026 ZLR Meeting Schedule - Prelim](#)

[2025 ACT-200](#) Review updated site plan for CUP 2666

Attachments: [Memo regarding CUP 2666](#)

[CUP #2666](#)

[CUP 2666 ROXBURY](#)

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 tsawj 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 and Development, (608) 266-4266 TTY WI RELAY 711