

**TOWN BOARD ACTION REPORT - CONDITIONAL USE PERMIT**

Regarding Petition# 2026-02711 Dane County ZLR Committee Public Hearing 6/23/2026

**Whereas**, the Town Board of the Town of DUNKIRK having considered said conditional use permit application, recommends to the Dane County Zoning and Land Regulation Committee that the conditional use permit application be (check one):

**APPROVED**  **APPROVED WITH CONDITIONS**  **DENIED (FACTUAL BASIS REQUIRED)**

**Town Board Vote:**

3 **In Favor** 0 **Opposed**

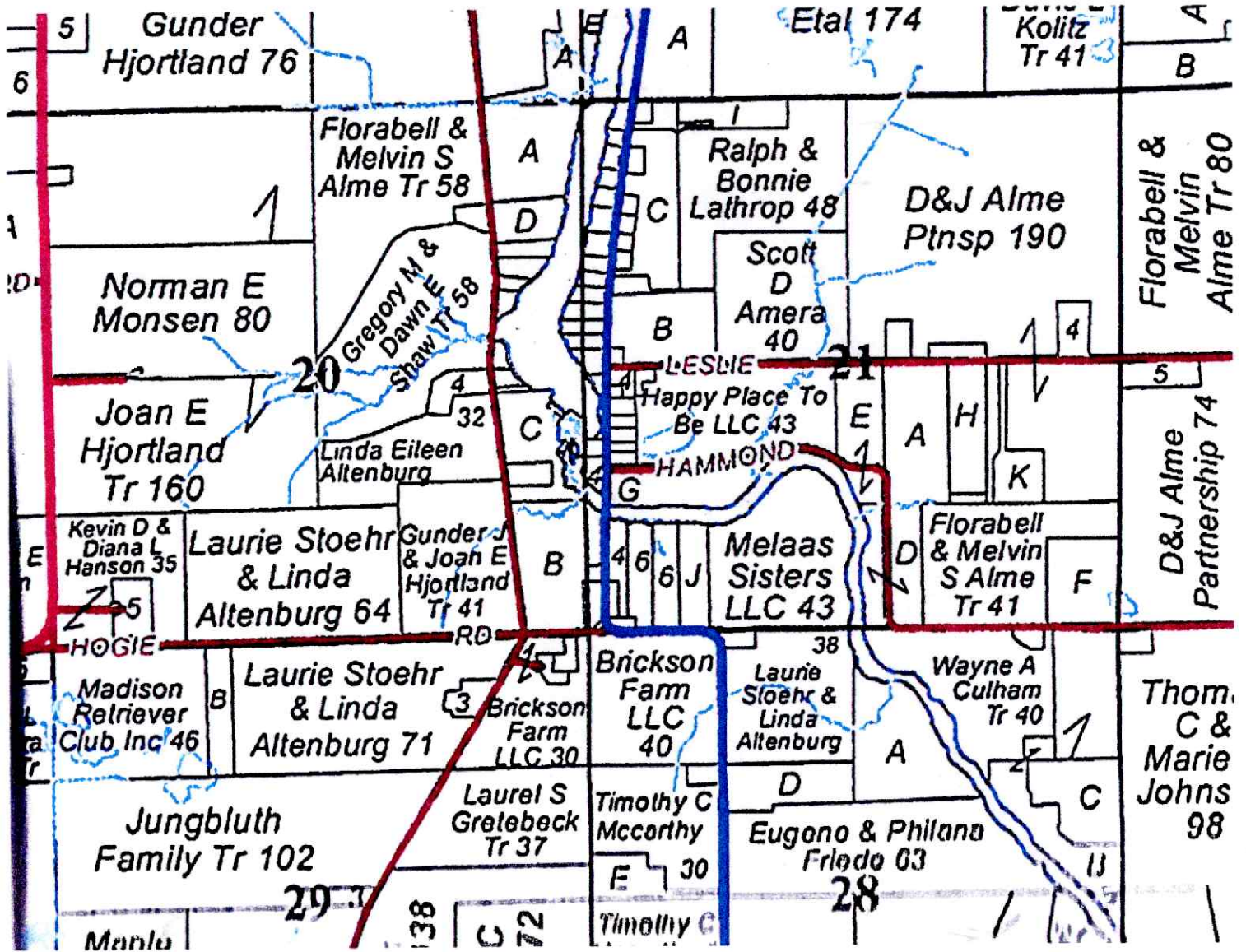
**NOTE:** The Town's recommendation shall include reasoning for the recommendation. Please use the box below to explain the factual basis for the Town's recommendation. Use Page 2 of this form to list any recommended conditions.

**BASIS FOR RECOMMENDATION:** CUP Application #2026-02711 Hodgson The applicant has addressed and satisfied the eight standards required for CUP approval for an accessory building on this RR-2 zoned parcel to support a limited family business. The Plan Commission also supported allowing sanitary fixtures within the accessory building, along with geo-thermal heating and cooling systems for the building and a future greenhouse. These allowances are considered appropriate for serving guests of the limited family business, and the Plan Commission determined that the proposed sanitary fixtures would remain consistent with the intended use and would not violate the terms or conditions of the CUP. The Town Board reviewed the recommendation of the Plan Commission chair and considered the comments of Elaine Hodgson regarding her intended use of the property. Based on this information, the Town Board voted unanimously to approve the application.

**CONDITIONS OR CONCERNS:**

I, Kathy M Olson, as Town Clerk of the Town of DUNKIRK, County of Dane, hereby certify that the above recommendation was made by the Town Board at the meeting on 5/18/2026.

**Town Clerk** Kathy M Olson **Date** 5/20/2026



## Acknowledgment of Small Family Farm Business

Date: 5/12/2026

### To Whom It May Concern:

I, the undersigned neighbor of Elaine Hodgson, acknowledge that she is starting a small family farm business located at 2525 Leslie Road, Stoughton, WI 53589. This business will consist of 1-2 acres of vegetable, herb and fruit cultivation and host small seminars of 20 people or less several times through the year, focusing on topics such as organic farming and sustainability. The seminars will include guest speakers who are experts in these fields and will feature tours of the small farm.

Elaine is seeking a Conditional Use Permit with Dane County with the approval of the Dunkirk Township Board to allow this use including plumbing for a sanitary facility for guests and hydronic geothermal piping in the floors of the auxiliary buildings. This business will follow all the standards to not harm or disturb any neighbor's health, safety, comfort or general welfare.

We understand that this venture aims to promote sustainable agricultural practices and engage the community in educational opportunities related to farming and environmental stewardship.

By signing below, I acknowledge my awareness of this new business and support its positive impact on our community.

Neighbor's Name: Scott Amera  
Neighbor's Address: 2538 Leslie Rd Stoughton  
Neighbor's Contact Information: 608-577-0994  
Signature: [Signature]  
Date: May 12, 2026

Thank you for your support!

Sincerely,  
Elaine Hodgson  
224-522-1031  
eahodgson@happyplacetobe.com

## Acknowledgment of Small Family Farm Business

Date: 5/12/2026


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I, the undersigned neighbor of Elaine Hodgson, acknowledge that she is starting a small family farm business located at 2525 Leslie Road, Stoughton, WI 53589. This business will consist of 1-2 acres of vegetable, herb and fruit cultivation and host small seminars of 20 people or less several times through the year, focusing on topics such as organic farming and sustainability. The seminars will include guest speakers who are experts in these fields and will feature tours of the small farm.

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We understand that this venture aims to promote sustainable agricultural practices and engage the community in educational opportunities related to farming and environmental stewardship.

By signing below, I acknowledge my awareness of this new business and support its positive impact on our community.

Neighbor's Name: Benjamin Amera  
Neighbor's Address: 2538 Leslie Road Stoughton  
Neighbor's Contact Information: (608) 843-5250  
Signature:   
Date: 5/12/26

Thank you for your support!

Sincerely,  
Elaine Hodgson  
224-522-1031  
eahodgson@happyplacetobe.com

## Acknowledgment of Small Family Farm Business

Date: 4/27/2026

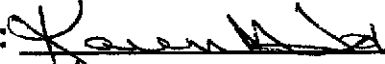
### To Whom It May Concern:

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Elaine is seeking a Conditional Use Permit with Dane County with the approval of the Dunkirk Township Board to allow this use including plumbing for a sanitary facility for guests and hydronic geothermal piping in the floors of the auxiliary buildings. This business will follow all the standards to not harm or disturb any neighbor's health, safety, comfort or general welfare.

We understand that this venture aims to promote sustainable agricultural practices and engage the community in educational opportunities related to farming and environmental stewardship.

By signing below, I acknowledge my awareness of this new business and support its positive impact on our community.

Neighbor's Name: KAREN JOHNSON  
Neighbor's Address: 2518 HAMMOND RD  
Neighbor's Contact Information: 608.577.6241  
Signature:   
Date: 4/28/26

Thank you for your support!

Sincerely,  
Elaine Hodgson  
224-522-1031  
eahodgson@happyplacetobe.com