



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, June 23, 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 June 23, 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_yGECuLHQa-m1adYB5VORg

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: 952 2606 2461

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: [Insert Email Address]

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 بخدمات 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-113](#) JUNE 9TH ZLR COMMITTEE WORK MEETING MEETINGS

Sponsors: Board of Adjustment

Attachments: [June 9th ZLR Committee Work Meeting Minutes](#)

2. [2026 MIN-114](#) JUNE 11TH ZLR COMMITTEE MEETING MINUTES

Sponsors: Board of Adjustment

Attachments: [June 11th ZLR Committee Meeting Minutes](#)

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

1. [12282](#) PETITION: REZONE 12282
APPLICANT: TURK LIVING TRUST (C/O ANNA KRAFT, TRUSTEE)
LOCATION: 9533 KAHL RD, SECTION 25, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16
Rural Mixed-Use District
REASON: separate existing residence from the rest of the farm to
settle an estate

Attachments: [12282 Staff Report](#)
[12282 Town Action](#)
[12282 Density](#)
[12282 MAP](#)
[12282 APP](#)

2. [12283](#) PETITION: REZONE 12283
APPLICANT: GV BLACKBERRY LLC
LOCATION: WEST AND SOUTH OF 9554 TURKEY RD, SECTION
25, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential and RM-8 Rural Mixed-Use District
REASON: creating two residential lots

Attachments: [12283 Staff Report](#)
[12283 Town Action](#)
[12283 Density](#)
[12283 Remnant Plat of Survey](#)
[12283 MAP](#)
[12283 APP](#)
[12283 Public Comment Weil](#)

3. [12284](#) PETITION: REZONE 12284
APPLICANT: MICHELLE M THODE
LOCATION: 10864 COUNTY HIGHWAY A AND LANDS SOUTH,
SECTION 18, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16
Rural Mixed-Use District and FP-1 Farmland Preservation District
REASON: creating two residential lots (one for existing farmstead) and
one agricultural lot

Attachments: [12284 Staff Report](#)
[12284 Town Action](#)
[12284 Density Study](#)
[12284 APP](#)
[12284 MAP](#)

4. [12285](#) PETITION: REZONE 12285
APPLICANT: GARY & RUTH ZIEGLER LIVING TR
LOCATION: 6840 DUNLAP HOLLOW ROAD, SECTION 29, TOWN
OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [12285 Staff Report](#)
[12285 Density Study](#)
[12285 Easement 4243120](#)
[12285 Ziegler - Pidgeon Deed Exchange 0907E30](#)
[12285 APP](#)
[12285 MAP](#)

5. [12286](#) PETITION: REZONE 12286
APPLICANT: JEFFREY AND NANCY HERBRAND
LOCATION: SOUTH OF 8184 BALLWEG RD, SECTION 26, TOWN
OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District, and FP-1 Farmland Preservation District
REASON: creating one residential lot and one agricultural lot

Attachments: [12286 Staff Report](#)
[12286 Town Action](#)
[12286 Density Study](#)
[12286 Splits Agreement DR](#)
[12286 APP](#)
[12286 MAP](#)

6. [12287](#) PETITION: REZONE 12287
APPLICANT: JEROME & LYNN ZANDER
LOCATION: 9277 WINDY LANE, SECTION 31, TOWN OF CROSS
PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [12287 Staff Report](#)
[12287 Town Action](#)
[12287 APP](#)
[12287 MAP](#)

7. [12290](#) PETITION: REZONE 12290
APPLICANT: MACKLER QTIP TR & ANDREW J MACKLER LIVING TR
LOCATION: EAST OF 8736 COUNTY HIGHWAY PD, SECTION 10, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating four residential lots

Attachments: [12290 Staff Report](#)
[12290 Town Action](#)
[12290 Density Study](#)
[12290 Town Minutes and Concept Plan 2 23 2026](#)
[12290 APP](#)
[12290 MAP](#)

8. [12291](#) PETITION: REZONE 12291
APPLICANT: KENNETH E ZWEIFEL
LOCATION: NORTH OF 3038 COUNTY HIGHWAY J, SECTION 1, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12291 Staff Report](#)
[12291 Town Action](#)
[12291 Density Study](#)
[12291 APP](#)
[12291 MAP](#)

9. [12292](#) PETITION: REZONE 12292
APPLICANT: HILLSIDE ESTATES LLC (C/O WILLS MANNING)
LOCATION: EAST OF 320 E. MEDINA ROAD, SECTION 26, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12292 Staff Report](#)
[12292 Town Action](#)
[12292 Density Study](#)
[12292 APP](#)
[12292 MAP](#)

10. [12293](#) PETITION: REZONE 12293
APPLICANT: MARY R ZIMMERMAN & NATHAN CORNISH
LOCATION: 3955 OBSERVATORY RD, SECTION 21, TOWN OF
CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and two agricultural lots

Attachments: [12293 Staff Report](#)
[12293 Density Study](#)
[12293 APP](#)
[12293 MAP](#)

11. [12294](#) PETITION: REZONE 12294
APPLICANT: EILEEN MEIXELSPERGER-VAN ACKER
LOCATION: 10359 COUNTY HIGHWAY KP, SECTION 16, TOWN OF
MAZOMANIE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural
Residential District, RR-4 Rural Residential District, and FP-1
Farmland Preservation District
REASON: creating two residential lots (one for existing home) and one
agricultural lot

Attachments: [12294 Staff Report](#)
[12294 Town Action](#)
[12294 Density Study](#)
[12294 APP](#)
[12294 MAP](#)

12. [12295](#) PETITION: REZONE 12295
APPLICANT: FRED H WITTE & SONS INC (MOMS CG FARM LLC)
LOCATION: WITTEWOOD LN SOUTH OF 2924 HOPE RD, SECTION
29, TOWN OF COTTAGE GROVE
CHANGE FROM: RR-8 Rural Residential District and FP-35 Farmland
Preservation District TO SFR-08 Single Family Residential District
REASON: creating a 10-lot residential subdivision with a transfer of
development rights (TDR)

Attachments: [12295 Staff Report](#)
[12295 Density Study TDR Sending prop](#)
[12295 APP](#)
[12295 MAP](#)
[12295 Town Planner Report on Wittewood Rezoning_5.19.26](#)
[12295 Witte Response to May Rezoning Comments 6.10.26 MR Comr](#)

13. [2707](#) PETITION: CUP 02707
 APPLICANT: JANE BECKER AND BRET MILLER
 LOCATION: 86 OAK ST, SECTION 25, TOWN OF ALBION
 CUP DESCRIPTION: transient or tourist lodging (short-term rental)]
- Attachments:** [CUP 2707 Staff Report](#)
 [CUP 2707 APP](#)
 [CUP 2707 MAP](#)
14. [2708](#) PETITION: CUP 02708
 APPLICANT: SWALHEIM 2011 REV TR (C/O ELEMENTS LAWN AND
 SNOW)
 LOCATION: NE OF 3475 N STAR RD, SECTION 27, TOWN OF
 COTTAGE GROVE
 CUP DESCRIPTION: outdoor storage - dumpsters for contractor
 business
- Attachments:** [CUP 2708 Staff Report](#)
 [CUP 2708 Town Action](#)
 [CUP 2708 APP](#)
 [CUP 2708 MAP](#)
15. [2709](#) PETITION: CUP 02709
 APPLICANT: BEMO LIVING TR (PETER MILLER)
 LOCATION: 4437 RIDGE RD, SECTION 12, TOWN OF COTTAGE
 GROVE
 CUP DESCRIPTION: limited family business - rental property
 management
- Attachments:** [CUP 2709 Staff Report](#)
 [CUP 2709 Town Action](#)
 [CUP 2709 MAP](#)
 [CUP 2709 APP](#)
 [CUP 2709 FW_Opposition to CUP 2709_Peter Miller_4437 Ridge Rd.. I](#)
16. [2710](#) PETITION: CUP 02710
 APPLICANT: BRANDON SCULLION
 LOCATION: 3754 ELNA RD, SECTION 10, TOWN OF BURKE
 CUP DESCRIPTION: garage more than 12 feet in average height
- Attachments:** [CUP 2710 Staff Report](#)
 [CUP 2710 APP](#)
 [CUP 2710 MAP](#)

17. [2711](#) PETITION: CUP 02711
APPLICANT: ELAINE A HODGSON DECLARATION OF TRUST
LOCATION: 2525 LESLIE RD, SECTION 21, TOWN OF DUNKIRK
CUP DESCRIPTION: limited family business - agricultural tours and workshops

Attachments: [CUP 2711 Staff Report](#)
[CUP 2711 Town Action](#)
[CUP 2711 APP](#)
[CUP 2711 MAP](#)

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

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

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 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