



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?

Tuesday, March 8, 2022

6:30 PM

Virtual Meeting

ZOOM Webinar ID: 969 8425 4831

The March 8, 2022 Zoning and Land Regulation Committee meeting is being held virtually. The public can access the meeting 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_8eS250pZS0ysD0TcNQYxmg

This link will be active until the end of the meeting.

To join the meeting by phone, dial 1-888-788-0099.

When prompted, enter the following Webinar ID: 969 8425 4831

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to plandev@countyofdane.com

PROCESS TO PROVIDE PUBLIC COMMENT: 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).

Registrations to provide public comment will be accepted until 1 hour prior to the beginning of the meeting.

If you join the meeting with Zoom, when the item you have registered for is before the board/committee, you will be promoted to a panelist. Once a panelist, you can turn on your webcam and you will be able to unmute yourself.

If you join the meeting with your phone, when the item you have registered for is before the board/committee, you will be unmuted and hear, "the host would like you to unmute your microphone, you can press *6 to unmute." Please press *6.

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.

A. Call to Order

B. Public comment for any item not listed on the agenda

C. Consideration of Minutes

[2021 MIN-667](#) February 22, 2022 ZLR Committee Meeting Minutes

Attachments: [2-22-22 ZLR Public Hearing minutes](#)

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

[11784](#) PETITION: REZONE 11784
APPLICANT: REBECCA J MESDJIAN
LOCATION: WEST OF 5607 NETHERWOOD ROAD, SECTION 4,
TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [11784 Staff Report.pdf](#)
[11784 Town Action Report](#)
[11784 Density.pdf](#)
[11784 Map](#)
[11784 APP](#)

Legislative History

1/25/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by DOOLAN, seconded by PETERS, that the Zoning
Petition be postponed due to no town action and opposition. The motion carried
by the following vote: 4-0. Passed

11788

PETITION: REZONE 11788
APPLICANT: THOMAS M AND JULIA A WILLAN
LOCATION: 4407 VILAS HOPE ROAD, SECTION 7, TOWN OF
COTTAGE GROVE
CHANGE FROM: RR-2 Rural Residential District TO FP-B Farmland
Preservation Business District
REASON: change zoning to allow permitted uses in the Farmland
Preservation Business FP-B Zoning District (land use unknown)

Attachments:

[11788 Staff Update Memo.pdf](#)
[11788 Corp Counsel Opinion - Ag Related Use](#)
[11788 Staff Report](#)
[11788 Town Action Report](#)
[11788 APP](#)
[11788 filed final reply document with staff report.pdf](#)
[11788 COMBINED SUPPLIMENTAL REVISED APPENDIX.pdf](#)
[11788 revised appendix.pdf](#)
[11788 Town land use committee supplimental information.pdf](#)
[11788 Town of Cottage Grove Meeting Recording Links.pdf](#)
[11788 Farm preservation 2012 Staff memo and copy of OAs 12-14.pdf](#)
[11788 FP-B District Excerpt.pdf](#)
[11788 Lane_Roger_06-01-2017_FullSize deposition testimony.pdf](#)
[11788 VIDEO_TS.BUP](#)
[11788 VIDEO_TS.IFO](#)
[11788 VIDEO_TS.VOB](#)
[11788 VTS_01_0.BUP](#)
[11788 VTS_01_0.IFO](#)
[11788 Map](#)
[11788 exhibit for hearing showing FPB-Names-Addresses on busy coun](#)
[11788 final maps seperated from adopted plan.pdf](#)
[11788 email city of madison regarding rezone01192022 \(003\).pdf](#)
[11788 email chain with board and violante01202022.pdf](#)
[11788 Re_Issue at the January 25th ZLR Committee meeting 1.pdf](#)
[11788 RE_Issue at the January 25th ZLR Committee meeting 2.pdf](#)
[11788 sent letter to ZLR board regarding January 25th meeting and infrc](#)
[11788 Lane email.pdf](#)
[11788 pdf final letter to zlr board 020182022 meeting.pdf](#)

Legislative History

1/25/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee

A motion was made by DOOLAN, seconded by PETERS, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 4-0. Passed

[11795](#)

PETITION: REZONE 11795

APPLICANT: DENNIS C MIDTHUN

LOCATION: 2292 CTY HIGHWAY J, SECTION 23, TOWN OF
SPRINGDALE

CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural
Residential District and SFR-1 Single Family Residential District

REASON: creating one residential lot and one residential zoning
boundary

Attachments: [11795 Staff Report.pdf](#)

[11795 Town Action Report](#)

[11795 Density.pdf](#)

[11795 Map](#)

[11795 APP](#)

Legislative History

1/25/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee

A motion was made by PETERS, seconded by SMITH, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 4-0. Passed

[11797](#)

PETITION: REZONE 11797
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DRIVE, SECTION 28, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO SFR-1 Single Family Residential District
REASON: creating 3 residential lots

Attachments: [11797 Staff Report REVISED 3 04 22.pdf](#)
[11797 Verona response to ZLR request for clarification](#)
[11797 Pages from draft land division and development ordinance.pdf](#)
[11797 - Applicant Response 3-7-2022.pdf](#)
[11797 - Applicant Response](#)
[11797 CSM 11-22-2021 P1](#)
[11797 Town Action Report.pdf](#)
[11797 APP](#)
[11797 Map](#)
[11797 Letter of Opposition - Keen.pdf](#)
[11797 Letter of Opposition - Wilson.pdf](#)
[11797 Letter of Opposition - Ambler.pdf](#)

Legislative History

2/22/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by PETERS, seconded by DOOLAN, that the Zoning
Petition be postponed due to opposition and requesting additional information
from the town's decision to deny the petition. The motion carried by the
following vote: 5-0 Passed

[11798](#)

PETITION: REZONE 11798
APPLICANT: SAALSAA BROS REAL ESTATE LLC
LOCATION: NORTH OF 2239 SPRING ROSE ROAD, SECTION 24,
TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [11798 Staff Report](#)
[11798 Town Action Report](#)
[11798 Density.pdf](#)
[11798 Map](#)
[11798 APP](#)

Legislative History

2/22/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by PETERS, seconded by SMITH, that the Zoning Petition
be postponed due to no town action. The motion carried by the following vote:
5-0. Passed

[11801](#)

PETITION: REZONE 11801
APPLICANT: ALEXANDER COMPANY
LOCATION: LOTS 7, 8, 9, 10, 11, 12 NOVATION CAMPUS, SECTION
36, TOWN OF MADISON
CHANGE FROM: GC General Commercial District TO PUD Planned
Development District
REASON: allowing a 5-foot street setback for various lots in the
novation campus development

Attachments: [11801 Staff Update](#)
[11801 Updated General Development Plan \(GDP\)](#)
[11801 Town Action Report](#)
[11801 Email in opposition.pdf](#)
[11801 Southdale Plan Map](#)
[11801 Map](#)
[11801 APP](#)

Legislative History

2/22/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by DOOLAN, seconded by PETERS, that the Zoning
Petition be postponed due to opposition. The motion carried by the following
vote: 5-0. Passed

[02553](#)

PETITION: CUP 02553
APPLICANT: JEFFREY L WEBBER
LOCATION: 9108 RIDGE DR, SECTION 29, TOWN OF PRIMROSE
CUP DESCRIPTION: 195' telecommunication tower (self-support
lattice)

Attachments: [CUP 2553 Staff Update](#)
[CUP 2553 RF Engineering Report](#)
[CUP 2553 Tower photo simulations](#)
[CUP 2553 Site and construction plans 12-10-2021](#)
[CUP 2553 Density](#)
[CUP 2553 Map](#)
[CUP 2553 APP](#)

Legislative History

2/22/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by PETERS, seconded by SMITH, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 5-0. Passed

[02554](#)

PETITION: CUP 02554
APPLICANT: DAVID & CLAUDIA ANDERSON
LOCATION: 2402 ROBERT STREET, SECTION 9, TOWN OF DUNKIRK
CUP DESCRIPTION: expansion of an existing daycare center from 50 children to 100 children

Attachments: [CUP 2554 Staff Update](#)
[CUP 2554 Updated operational plan](#)
[CUP 2554 Town Action Report](#)
[CUP 2554 Map](#)
[CUP 2554 APP](#)

Legislative History

2/22/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by DOOLAN, seconded by PETERS, that the Conditional Use Permit be postponed due to no town action. The motion carried by the following vote: 5-0. Passed

E. Plats and Certified Survey Maps

[2021 LD-017](#) Preliminary Plat - Olson's Bliven Road Addition
Town of Albion
Acceptance and schedule for future consideration.

Attachments: [acceptance](#)
[olson preliminary](#)
[2021 LD-017 Olson Plat Planning Staff Memo](#)

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

[2021 DISC-062](#) DISCUSSION AND POSSIBLE ACTION ON REZONE APPLICATIONS
IN THE TOWN OF MADISON PENDING ATTACHMENT

Attachments: [2021 DISC-062](#)

J. Other Business Authorized by Law

K. Adjourn

Questions? Contact Planning and Development Staff, 266-4266, or plandev@countyofdane.com.

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 at least three business days prior to the meeting.

NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.