



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, May 24, 2022

6:30 PM

Virtual meeting

Zoom Webinar ID: 965 6698 4993

The May 24, 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_3IOVHHT3SYir3EznEODufg

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: 965 6698 4993

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 30 minutes 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

[2022 MIN-050](#) Minutes of the May 20, 2022 Zoning and Land Regulation Committee meeting

Attachments: [5-10-22 ZLR Public Hearing minutes.pdf](#)

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

[11823](#) PETITION: REZONE 11823
APPLICANT: MICHAEL LEE SCHMITZ
LOCATION: 8617 MESSERSCHMIDT ROAD, SECTION 27, TOWN OF SPRINGDALE
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RR-2 Rural Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: creating two residential lots

Attachments: [11823 Staff Update.pdf](#)
[11823 Town Action Report](#)
[11823 App](#)
[11823 Map](#)

Legislative History

5/10/22	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
---------	------------------------------------	---

A motion was made by BOLLIG, seconded by DOOLAN, that the Zoning Petition be postponed due to opposition. The motion carried by the following vote: 5-0. Passed

[02560](#)

PETITION: CUP 02560
APPLICANT: STEPHAN AND ALEX MESDJIAN
LOCATION: 2903 BIBLE CAMP ROAD, SECTION 9, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2560 Staff Update](#)
[CUP 2560 Town Action Report](#)
[CUP 2560 Short Term Rental House Rules](#)
[CUP 2560 App](#)
[CUP 2560 Map](#)
[CUP 2560 Email in opposition.pdf](#)
[CUP 2560 Email in opposition attachment.pdf](#)

Legislative History

5/10/22 Zoning & Land Regulation postponed to the Zoning & Land
 Committee Regulation Committee
A motion was made by DOOLAN, seconded by BOLLIG, that the Conditional Use Permit be postponed due to opposition. The motion carried by the following vote: 5-0. Passed

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

[11825](#)

PETITION: REZONE 11825
APPLICANT: JAMES S HUSETH JR
LOCATION: EAST OF 1656 LEWIS ROAD, SECTION 31, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RECREATIONAL District
REASON: creating an agricultural lot

Attachments: [11825 Staff Report.pdf](#)
[11825 Town Action.pdf](#)
[11825 Map](#)
[11825 App](#)

[11826](#)

PETITION: REZONE 11826
APPLICANT: DETTMANN VINEYARDS LLC
LOCATION: 4200 AND 4202 COUNTY HWY P, SECTION 15, TOWN OF CROSS PLAINS
CHANGE FROM: RR-2 Rural Residential District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: consolidating two existing residential lots and creating two residential lots

Attachments: [11826 Staff Report](#)
[11826 Wetland Violation](#)
[11826 Density Study](#)
[11826 App](#)
[11826 Map](#)

[11827](#)

PETITION: REZONE 11827
APPLICANT: JOE HOUGAN
LOCATION: 2351 COUNTY HWY BN, SECTION 22, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11827 Staff Report](#)
[11827 Town Action Report](#)
[11827 Density Study](#)
[11827 Map](#)
[11827 App](#)

[11828](#)

PETITION: REZONE 11828
APPLICANT: DOUGLAS B & GAIL DAHLK
LOCATION: 8815 COUNTY HWY G, SECTION 9, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11828 Staff Report.pdf](#)
[11828 Town Action Report.pdf](#)
[11828 density.pdf](#)
[11828 Map](#)
[11828 APP](#)

[11829](#)

PETITION: REZONE 11829
APPLICANT: JERRY & SHARON WENDT
LOCATION: 3511 STATE HWY 138, SECTION 11, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-8 Rural Residential District TO FP-35 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners

Attachments: [11829 Staff Report](#)
[11829 Town Action Report](#)
[11829 Map](#)
[11829 App](#)

[11830](#)

PETITION: REZONE 11830
APPLICANT: 5211 SOUTHERN AVENUE LLC
LOCATION: 3445 KELLIHER ROAD, SECTION 32, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: expanding an existing residential lot

Attachments: [11830 Staff Report.pdf](#)
[11830 Request to postpone.pdf](#)
[11830 Map](#)
[11830 App](#)

[11831](#) PETITION: REZONE 11831
APPLICANT: DUANE HUIBREGTSE
LOCATION: 4579 COUNTY HWY B, SECTION 19, TOWN OF DUNN
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RM-8 Rural Mixed-Use District TO FP-35 Farmland Preservation District
REASON: reconfiguration of an existing residential lot

Attachments: [11831 Staff Report](#)
[11831 Town Action Report](#)
[11831 Map](#)
[11831 App](#)

[11832](#) PETITION: REZONE 11832
APPLICANT: DWIGHT & NANCY TRULEN
LOCATION: 9450 MALONE, SECTION 30, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11832 Staff Report.pdf](#)
[11832 Town Action.pdf](#)
[11832 Map](#)
[11832 App](#)

[11833](#) PETITION: REZONE 11833
APPLICANT: JOSHUA & KERSTIN MABIE
LOCATION: 1390 WASHINGTON ROAD, SECTION 6, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District, RM-8 Rural Mixed-Use District and FP-1 Farmland Preservation District
REASON: creating two residential lots and one agricultural lot. One residential lot is for an existing residence.

Attachments: [11833 Staff Report](#)
[11833 Town Action](#)
[11833 Farm Operation Summary](#)
[11833 Density Study](#)
[11833 Map](#)
[11833 APP](#)

[02564](#)

PETITION: CUP 02564
APPLICANT: JOSHUA & KERSTIN MABIE
LOCATION: 1390 WASHINGTON ROAD, SECTION 6, TOWN OF ALBION
CUP DESCRIPTION: transient and tourist lodging

Attachments: [CUP 2564 Staff Report](#)
[CUP 2564 Town Action](#)
[CUP 2564 Staff Report](#)
[CUP 2564 Operations & Site Plan](#)
[CUP 2564 Map](#)
[CUP 2564 App](#)

[11834](#)

PETITION: REZONE 11834
APPLICANT: STEVEN J HALVERSON
LOCATION: WEST OF 686 STATE HIGHWAY 92, SECTION 23, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11834 Staff Report.pdf](#)
[11834 Town Action Report.pdf](#)
[11834 density.pdf](#)
[11834 Map](#)
[11834 App](#)

[11835](#)

PETITION: REZONE 11835
APPLICANT: RIAZUL HAQUE
LOCATION: EAST OF 213 KELLOGG ROAD, SECTION 12, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11835 Staff Report](#)
[11835 Town Action](#)
[11835 Density Study](#)
[11835 Map.pdf](#)
[11835 APP Revised.pdf](#)
[11835 ALBION Supplement](#)

[02561](#)

PETITION: CUP 02561
APPLICANT: BRADD R DRAHEIM
LOCATION: 4658 STATE HWY 92, SECTION 31, TOWN OF
RUTLAND
CUP DESCRIPTION: limited family business - welding business

Attachments: [CUP 2561 Staff Report](#)
[CUP 2561 Map](#)
[CUP 2561 App](#)

[02562](#)

PETITION: CUP 02562
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3502 COUNTY HWY JG, SECTION 34, TOWN OF
VERMONT
CUP DESCRIPTION: transient and tourist lodging

Attachments: [CUP 2562 Staff Report.pdf](#)
[CUP 2562 Map](#)
[CUP 2562 App](#)

[02563](#)

PETITION: CUP 02563

APPLICANT: KEVIN HAHN

LOCATION: 1000 FEET SOUTH OF 439 CENTER ROAD, SECTION
28, TOWN OF RUTLAND

CUP DESCRIPTION: non-metallic mineral extraction operation

Attachments: [CUP 2563 Staff Report.pdf](#)
[CUP 2563 Town Action.pdf](#)
[CUP 2563 Map](#)
[CUP 2563 App](#)
[CUP 2563 Applicant Slides.pdf](#)
[CUP 2563 App Supplement.pdf](#)
[Report-by-Rutland-Residents response to Courter Resource Group plan.](#)
[Rutland Town Officials Comments.pdf](#)
[Town Bruce Sime letter of support.pdf](#)
[Town combined written comments submitted to Town 5 2022.pdf](#)
[Town Dale Arndt letter of support.pdf](#)
[Town Nancy Nedveck letter of support.pdf](#)
[Town Travis Leeser letter of potential conditions and support.pdf](#)
[Sue Williams letter of opposition.pdf](#)
[Tom Umhoefer letter of opposition.pdf](#)
[Seffrood Letter of Opposition.pdf](#)
[Truie Brobston letter of support.pdf](#)
[Amanda Igl letter of opposition.pdf](#)
[Bill Boerigter letter of opposition.pdf](#)
[Buck Sweeny Letter re Responses to Concerns - 5.10.22.pdf](#)
[Eric Bachhuber Letter of opposition.pdf](#)
[Henry Spelter letter of opposition.pdf](#)
[Henry Spelter statement of objection.pdf](#)
[Jason and Lindsay Berning letter of opposition.pdf](#)
[Jayne Seibel letter of opposition.pdf](#)
[Jessica Gunby letter of support.pdf](#)
[Joanna Kessenich letter of opposition.pdf](#)
[Jodi Igl letter of opposition.pdf](#)
[Kent Knutson letter of opposition.pdf](#)
[Mary Celley letter of opposition.pdf](#)
[Mary Knutson letter of opposition.pdf](#)
[Maureen Rowe letter of opposition.pdf](#)
[Michelle Perz letter of support.pdf](#)
[Pam Marr-Laundrie letter of opposition.pdf](#)
[Public Interest Letter.pdf](#)

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

- a. Motion to remove Committee Chair
- b. Election of Committee Chair (contingent upon previous motion)

J. Reports to Committee

K. Other Business Authorized by Law

L. 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.