



Dane County

Meeting Agenda - Final-revised

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, February 27, 2024

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 February 27, 2024 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. Blvd, 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_73JDyKX4RxaOiDR23xFcEQ

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 8682 3109

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@countyofdane.com

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

[2023 MIN-476](#) January 23, 2024 ZLR Meeting Minutes

Attachments: [01-23-2024 ZLR Public Hearing Minutes](#)

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

[12006](#)

PETITION: REZONE 12006
APPLICANT: LLOYD & BARBARA L MELTON (WAYNE MELTON, REP)
LOCATION: SECTION 8, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separate farmstead from farm and create two agricultural lots

Attachments: [12006 Staff Report](#)
[12006 Town Action](#)
[12006 Density Study](#)
[12006 CHRISTIANA MAP](#)
[12006 APP](#)

[12007](#)

PETITION: REZONE 12007
APPLICANT: JOHN & SARA BOTHUM
LOCATION: SOUTH OF 1450 PLEASANT HILL ROAD, SECTION 2, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [12007 Staff Report](#)
[12007 Town Action](#)
[12007 Density Study](#)
[12007 Wetland delineation results](#)
[12007 DUNKIRK MAP](#)
[12007 APP](#)

[12008](#)

PETITION: REZONE 12008
APPLICANT: DALE, RONALD, JAMES, AND DENNIS LUND
LOCATION: 2490 CLEAR VIEW ROAD, SECTION 14, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating two existing residences from the farmland

Attachments: [12008 Staff Report](#)
[12008 Town Action](#)
[12008 Site Inspection](#)
[12008 Density Study](#)
[12008 CHRISTIANA MAP](#)
[12008 APP](#)

[12009](#)

PETITION: REZONE 12009
APPLICANT: JEFF SCHLIECKAU
LOCATION: NORTH OF 3830 GALA WAY, SECTION 19, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO NR-C Natural Resource Conservation District
REASON: create two residential lots and one agricultural lot

Attachments: [12009 Staff Report](#)
[12009 Town Action](#)
[12009 TDR Sending Property Density Study \(Viney\)](#)
[12009 TDR Sending Property Density Study #2 \(Wollin\)](#)
[12009 COTTAGE GROVE MAP](#)
[12009 APP](#)
[12009 Public comment - Van Handel](#)

[12010](#)

PETITION: REZONE 12010
APPLICANT: MORCOY COMPOUND LLC (PAUL MORRISON)
LOCATION: 7741 STATE HIGHWAY 69, SECTION 31, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: create one new residential lot

Attachments: [12010 Staff Report](#)
[12010 Town Action](#)
[12010 Density Study](#)
[12010 Previous CUP 2501](#)
[12010 Current deed restriction 5643336](#)
[12010 MONTROSE MAP](#)
[12010 APP](#)

[12011](#)

PETITION: REZONE 12011
APPLICANT: BAKER LIVING TR (DENNY BAKER)
LOCATION: 1240 N. GAFFNEY RD, SECTION 9, TOWN OF MONTROSE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [12011 Staff Report](#)
[12011 Town Action](#)
[12011 MONTROSE MAP](#)
[12011 APP](#)

[12012](#)

PETITION: REZONE 12012
APPLICANT: ERIC O JOHNSON
LOCATION: 6630 LEE ROAD, SECTION 11, TOWN OF DANE
CHANGE FROM: RM-8 Rural Mixed-Use District TO RM-16 Rural
Mixed-Use District, FP-35 Farmland Preservation District TO RM-16
Rural Mixed-Use District, FP-35 Farmland Preservation District TO
FP-1 Farmland Preservation
District
REASON: expand existing residential lot and create an agricultural lot

Attachments: [12012 Staff Report](#)
[12012 Density Study](#)
[12012 DANE MAP](#)
[12012 APP](#)

[12013](#)

PETITION: REZONE 12013
APPLICANT: DAVID J RHINER
LOCATION: WEST OF 8774 COUNTY HWY G, SECTION 4, TOWN
OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [12013 Staff Report.pdf](#)
[12013 Town Action.pdf](#)
[12013 Density Study](#)
[12013 PRIMROSE MAP](#)
[12013 APP](#)

[12014](#)

PETITION: REZONE 12014
APPLICANT: CINDY AND BILL NORDNESS
LOCATION: 524 STATE HWY 138, SECTION 30, TOWN OF DUNKIRK
CHANGE FROM: SFR-1 Single Family Residential District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expanding existing residential lot

Attachments: [12014 Staff Report](#)
[12014 Town Action](#)
[12014 Density Study](#)
[12014 DUNKIRK MAP](#)
[12014 APP](#)

[12015](#)

PETITION: REZONE 12015
APPLICANT: COONS CONSTRUCTION OF VERONA LLC
LOCATION: EAST OF 7906 RIVERSIDE ROAD, SECTION 30, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District, AT-35 Agriculture Transition District TO NR-C Natural Resource Conservation District
REASON: create a 17-lot residential subdivision with one outlot.

Attachments: [12015 Staff Report](#)
[12015 Town Action](#)
[12015 Navigability Determination](#)
[12015 VERONA MAP](#)
[12015 APP](#)

[12016](#)

PETITION: REZONE 12016
APPLICANT: ALBERT G HAWLEY & KAREN ZETHMAYR
LOCATION: 2669 CTH P, SECTION 16, TOWN OF SPRINGDALE
CHANGE FROM: GC General Commercial District TO LC Limited Commercial District
REASON: zoning to allow for limited contractor business use

Attachments: [12016 Staff Report](#)
[12016 Town Action](#)
[12016 SPRINGDALE MAP](#)
[12016 APP](#)

[02611](#)

PETITION: CUP 02611
APPLICANT: NATHAN M MOE
LOCATION: 1896 WILLIAMS DR, SECTION 29, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: 180' self-support communication tower on FP-35 zoned property

Attachments: [CUP 2611 Staff Report 021224](#)
[CUP 2611 Radio Frequency Engineering Report](#)
[CUP 2611 Density Study](#)
[CUP 2611 Cell tower fall zone letter \(127.5'\)](#)
[CUP 2611 Cell tower photo simulations](#)
[CUP 2611 Site and elevation plans](#)
[CUP 2611 Verizon engineering affidavit](#)
[CUP 2611 Verizon tower search ring](#)
[CUP 2611 Applicant response to CUP standards](#)
[CUP 2611 Candidate site evaluation](#)
[CUP 2611 PLEASANT SPRINGS MAP](#)
[CUP 2611 APP](#)

[02612](#)

PETITION: CUP 02612
APPLICANT: MELISSA & CASEY HELBACH
LOCATION: 6993 APPLEWOOD DRIVE, SECTION 27, TOWN OF MIDDLETON
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2612 Staff Report](#)
[CUP 2612 Town Action](#)
[CUP 2612 MIDDLETON MAP](#)
[CUP 2612 APP](#)
[CUP 2612 Public comment - Struthers](#)
[CUP 2612 Public comment - VandeBerg](#)
[CUP 2612 Public comment - Zilavy](#)
[CUP 2612 Public comment - Van Den Heuvel](#)
[CUP 2612 Email from Sheriff Dept](#)
[CUP 2612 Letter from Applicant](#)

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

F. Plats and Certified Survey Maps

G. Resolutions

[2023 RES-344](#) RECONSTITUTING THE DANE COUNTY BROADBAND TASK FORCE

Sponsors: RATCLIFF, MCGINNITY, HUELSEMANN, ROSE and RITT

Attachments: [2023 RES-344](#)
[2023 RES-344 FISCAL NOTE](#)

Legislative History

2/16/24 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

2/16/24 County Board referred to the Executive
Committee
This resolution was referred to the Executive Committee

2/16/24 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

1. [2023 OA-068](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE REVIEW PROCESS FOR CONDITIONAL USE PERMITS AND REZONES

Sponsors: DOOLAN and BOLLIG

Attachments: [2023 OA-068](#)
[2023 OA-068 FISCAL NOTE](#)
[2023 OA-068 Memo to Towns](#)
[2023 OA-068 TOWN TALLY SHEET](#)

Legislative History

12/22/23 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

12/22/23 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

1/23/24 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee
A motion was made by KIEFER, seconded by BOLLIG, that the Ordinance Amendment be postponed to allow the statutory 30 days for town actions. The motion carried by the following roll call vote: 3-0. Passed

I. Items Requiring Committee Action

[2023 ACT-261](#) Site Plan Review for the relocation of a farm residence within the AT-35 Farmland Preservation Zoning District
Applicant: James Hamilton (Stagecoach LLC)
Location: 7946 Paulson Road, Section 1, Town of Springdale

Attachments: [Site Plan Review, Stagecoach LLC, Sec 1, Springdale.pdf](#)

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.

608-266-4266