



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, December 17, 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 December 17, 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. 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_r8uHu6yuQMyNsLBNUTQimg

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: 995 1436 2410

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@danecounty.gov

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 خدمات 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

[2024 MIN-327](#) November 19, 2024 ZLR Committee Meeting Minutes

Attachments: [11-19-2024 ZLR Public Hearing Minutes](#)

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

[12119](#) PETITION: REZONE 12119
APPLICANT: DOLORES C FLOGEL SURVIVORS TRUST (STEVE FLOGEL)
LOCATION: NORTHWEST OF 10477 MIDLAND ROAD, SECTION 21, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating an agricultural lot

Attachments: [12119 Staff Report](#)
[12119 Town Action](#)
[12119 Density Study](#)
[12119 APP](#)
[12119 BLACK EARTH MAP](#)

[12120](#) PETITION: REZONE 12120
APPLICANT: DUANE L & DOROTHY J SKAAR JT REV LIVING TRUST
LOCATION: 1210 KOSHKONONG ROAD, SECTION 17, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential and RR-4 Rural Residential District
REASON: creating two residential lots for existing residences

Attachments: [12120 Staff Report](#)
[12120 Town Action](#)
[12120 Density Study](#)
[12120 APP](#)
[12120 CHRISTIANA MAP](#)

[12121](#) PETITION: REZONE 12121
APPLICANT: RANDALL AND MAUREEN GABER
LOCATION: 3897 VILAS HOPE RD, SECTION 19, TOWN OF
COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District and RR-2 Rural Residential District,
RR-2 Rural Residential District TO FP-1 Farmland Preservation District
REASON: adjust the boundary of an existing residential lot

Attachments: [12121 Staff Report](#)
[12121 Town Action](#)
[12121 APP](#)
[12121 COTTAGE GROVE MAP](#)

[12122](#) PETITION: REZONE 12122
APPLICANT: PHILLIP AND LEAOTA BRAITHWAITE
LOCATION: NORTH OF 4952 TOWER LINE RD, SECTION 35, TOWN
OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [12122 Staff Report](#)
[12122 Town Action](#)
[12122 Density Study](#)
[12122 APP](#)
[12122 MEDINA MAP](#)

[12124](#) PETITION: REZONE 12124
APPLICANT: CARMEN AND CHERYL SKJOLAAS
LOCATION: 1649 COUNTY HIGHWAY B, SECTION 24, TOWN OF
PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [12124 Staff Report](#)
[12124 Town Action](#)
[12124 Density Study](#)
[12124 APP](#)
[12124 PLEASANT SPRINGS MAP](#)

[02646](#) PETITION: CUP 02646
APPLICANT: GEORGE AND TIFFANY CORRIGAN
LOCATION: 2168 COLLADAY POINT DRIVE, SECTION 23, TOWN OF DUNN
CUP DESCRIPTION: limited family business - consultant

Attachments: [CUP 2646 Staff Report](#)
[CUP 2646 Town Action](#)
[CUP 2646 APP](#)
[CUP 2646 DUNN MAP](#)
[CUP 2646 Email in support - Gladding](#)

[02647](#) PETITION: CUP 02647
APPLICANT: ANDREW M DAVEY (C/O TRAVIS LEESER)
LOCATION: 4276 JORDAN DRIVE, SECTION 8, TOWN OF DUNN
CUP DESCRIPTION: accessory building over 12 feet in average height (16 feet proposed)

Attachments: [CUP 2647 Staff Report](#)
[CUP 2646 Town Action](#)
[CUP 2647 DUNN](#)
[CUP 2647 DUNN MAP](#)

[2024 OA-022](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of BURKE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: ROSE, KRONING and RYLANDER

Attachments: [2024 OA-22 \(Amending Chapter 82 Adopting Updates to Town of Burke \(](#)
[OA 22 Staff Memo - Town of Burke Comp Plan 2024](#)
[Burke Comprehensive Plan](#)
[Burke future land use map](#)

Legislative History

10/11/24 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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

11/19/24 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by BOLLIG, seconded by KRONING, that the Zoning
Petition be postponed to allow time for town action. The motion carried by the
following vote: 5-0. Passed

[02645](#)

PETITION: CUP 02645
APPLICANT: STEPHEN KUHN
LOCATION: 4216 MORRIS PARK ROAD, SECTION 8, TOWN OF
DUNN
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2645 Staff Update](#)
[CUP 2645 Applicant response to concerns](#)
[CUP 2645 Town Action](#)
[CUP 2645 Letter in Opposition - Horn](#)
[CUP 2645 APP](#)
[CUP 2645 MAP](#)

Legislative History

11/19/24 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by KRONING, seconded by BOLLIG, that the Conditional
Use Permit be postponed due to opposition. The motion carried by the following
vote: 5-0. Passed

F. Plats and Certified Survey Maps

[2024 LD-019](#)

Final Plat - Riverside Vista
Town of Verona
Consideration of the September 24, 2024 conditional approval and
execution of the plat
pursuant to established committee policy.
Staff recommends the chairperson to sign and date the final plat and
proceed with recording.

Attachments: [conditions](#)
[122006_20241025_doa_final_cert_letter](#)
[122006_20241025_doa_final_cert_plat](#)
[Nav determination](#)

G. Resolutions

H. Ordinance Amendment

[2024 OA-022](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of BURKE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: ROSE, KRONING and RYLANDER

Attachments: [2024 OA-22 \(Amending Chapter 82 Adopting Updates to Town of Burke \(](#)
[OA 22 Staff Memo - Town of Burke Comp Plan 2024](#)
[Burke Comprehensive Plan](#)
[Burke future land use map](#)

Legislative History

10/11/24 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

I. Items Requiring Committee Action

J. Reports to Committee

[2024 RPT-395](#) K & D Stone inspection report
Town of Rutland
CUP 2582 Mineral Extraction

Attachments: [December 17, 2024 ZLR Report](#)
[Simpson](#)
[Wood](#)
[lgl](#)
[Request for public hearing - Hughes](#)
[CUP #2582 final w appeal 3724](#)

K. Other Business Authorized by Law

[2024 DISC-017](#) Discussion of Corporation Counsel's opinion letter regarding the processing of conditional use permits and future changes to the zoning ordinance under Ordinance Amendment 2024 OA-023.

Attachments: [Corporation Counsel Opinion Regarding CUP Applications](#)
[Wisconsin Statutes 59.69\(5e\)](#)
[OA 23 2024 Staff Memo](#)
[2024 OA-23](#)

L. Adjourn

Questions? Contact Planning and Development Staff, 266-4266, or plandev@danecounty.gov

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.

(608)266-4266