



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, January 25, 2022

6:30 PM

Virtual meeting

ZOOM Webinar ID: 936 2724 6212

The January 25, 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_672uQaR1To2b-8v7oRkczA

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: 936 2724 6212

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 ntwam qhov txheej txheem rau cov ntaub ntwav ntxiv.

A. Call to Order

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

C. Consideration of Minutes

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

[11782](#)

PETITION: REZONE 11782
APPLICANT: ARLEN & HENNY LUND
LOCATION: 11 E ROCKDALE ROAD, SECTION 24, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [11782 Staff Report.pdf](#)
[11782 Town Action Report.pdf](#)
[11782 Density Study.pdf](#)
[11782 Map](#)
[11782 APP](#)

[11783](#)

PETITION: REZONE 11783
APPLICANT: DAVID J GARFOOT
LOCATION: 8670 GARFOOT DRIVE, SECTION 10, TOWN OF PRIMROSE
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District and RR-2 Rural Residential District
REASON: adding 2.82 acres of land to two existing residential lots

Attachments: [11783 Staff Report](#)
[11783 Town.pdf](#)
[11783 Revised CSM](#)
[11783 Email in support](#)
[11783 Map](#)
[11783 APP](#)

[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 Density.pdf](#)
[11784 Map](#)
[11784 APP](#)

[11785](#) PETITION: REZONE 11785
APPLICANT: QUARTER MILE DRIVE LLC
LOCATION: 4941 STATE HIGHWAY 78, SECTION 34, TOWN OF
BLACK EARTH
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-35 Farmland
Preservation District
REASON: correcting boundaries of an existing residential lot

Attachments: [11785 Staff Report.pdf](#)
[11785 Town Action Report](#)
[11785 Map](#)
[11785 APP](#)

[11786](#) PETITION: REZONE 11786
APPLICANT: LJC PROPERTIES LLC
LOCATION: 6729 PATTON ROAD, SECTION 28, TOWN OF VIENNA
CHANGE FROM: SFR-1 Single Family Residential District TO RM-16
Rural Mixed-Use District
REASON: consolidate properties to allow for a limited family business
to occur on property - heating contractor

Attachments: [11786 Staff Report.pdf](#)
[11786 Town Action Report.pdf](#)
[11786 Map](#)
[11786 APP](#)

[11787](#)

PETITION: REZONE 11787

APPLICANT: DANIEL MARSHALL

LOCATION: 253 UNION ROAD, SECTION 35, TOWN OF OREGON

CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO FP-35 Farmland Preservation District

REASON: shifting of property lines between adjacent land owners

Attachments: [11787 Staff Report](#)

[11787 Map](#)

[11787 APP](#)

[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 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](#)

[11789](#)

PETITION: REZONE 11789
APPLICANT: CARBON CYCLE CONSULTING LLC
LOCATION: 464 CANAL ROAD, SECTION 2, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B
Farmland Preservation Business District
REASON: change zoning to allow for the composting of manure and
agricultural by-products

Attachments: [11789 Staff Report](#)
[11789 Town Action Report.pdf](#)
[11789 Map](#)
[11789 APP](#)
[11789 Previous Site Plan.pdf](#)
[11789 CarbonCycle CU Revocation.pdf](#)

[11790](#)

PETITION: REZONE 11790
APPLICANT: TOM MAGNUSON
LOCATION: NE OF INTERSECTION OF COUNTY HWY P AND
COUNTY HWY PD, SECTION 16, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural
Residential District and RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11790 Staff Report.pdf](#)
[11790 Town Action Report.pdf](#)
[11790 Density.pdf](#)
[11790 Map](#)
[11790 APP](#)

[11791](#)

PETITION: REZONE 11791
APPLICANT: SIMPLY HOMES PROPERTY MANAGEMENT LLC
LOCATION: 533 WATERLOO ROAD, SECTION 15, TOWN OF
MEDINA
CHANGE FROM: SFR-08 Single Family Residential District TO HC
Heavy Commercial District
REASON: change zoning to allow for vehicle sales and repair

Attachments: [11791 Staff Report](#)
[11791 Town Action Report.pdf](#)
[11791 Map](#)
[11791 APP](#)
[11791 Letter of Opposition Paradise Crossing Condo](#)
[11791 Letter of Opposition - Village of Marshall.pdf](#)
[11791 Alternate Plan.pdf](#)
[11791 Revised Letter of Intent.pdf](#)
[11791 Revised Site Plan.pdf](#)

[11792](#)

PETITION: REZONE 11792
APPLICANT: TODD AND ANNE CARLSON
LOCATION: WEST OF 1997 SPRING ROSE ROAD, SECTION 25,
TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural
Residential District
REASON: creating a residential zoning boundary for a single-family
residence on a 63-acre property

Attachments: [11792 Staff Report.pdf](#)
[11792 Density.pdf](#)
[11792 Joint Driveway Easement.pdf](#)
[11792 Map](#)
[11792 APP](#)

[11793](#)

PETITION: REZONE 11793
APPLICANT: TERRY L PECKHAM
LOCATION: 2080 COUNTY HWY BB, SECTION 11, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-2 Rural Residential District
REASON: separating the existing residence from the farmland; creating a residential lot; creating two agricultural lots

Attachments: [11793 Staff Report](#)
[11793 Town Action Report.pdf](#)
[11793 Density Study](#)
[11793 Map](#)
[11793 APP](#)

[11794](#)

PETITION: REZONE 11794
APPLICANT: LESLIE & SAMIA SHALABI
LOCATION: SOUTH OF 7211 STATE HWY 78, SECTION 13, TOWN OF MAZOMANIE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot

Attachments: [11794 Staff Report.pdf](#)
[11794 Town.pdf](#)
[11794 Map](#)
[11794 APP](#)
[11794 Shared agreement.pdf](#)
[11794 Parcel Status.pdf](#)

[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 Density.pdf](#)
[11795 Map](#)
[11795 APP](#)

[11796](#)

PETITION: REZONE 11796
APPLICANT: SCOTT & CARLA FISCHER
LOCATION: 5408 LANGER ROAD, SECTION 20, TOWN OF MEDINA
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11796 Staff Report.pdf](#)
[11796 Map](#)
[11796 APP](#)

[02548](#)

PETITION: CUP 02548
APPLICANT: EASTMAN HUNTING CLUB INC
LOCATION: 527 HILLSIDE ROAD, SECTION 26, TOWN OF ALBION
CUP DESCRIPTION: updating the hours of operation for an existing shooting range (cup 2330)

Attachments: [CUP 2548 Staff Report.pdf](#)
[CUP 2548 Town Action Report.pdf](#)
[CUP 2548 Map](#)
[CUP 2548 APP](#)

[02549](#) PETITION: CUP 02549
APPLICANT: LJC PROPERTIES LLC
LOCATION: 6729 PATTON ROAD, SECTION 28, TOWN OF VIENNA
CUP DESCRIPTION: limited family business - heating contractor

Attachments: [CUP 2549 Staff Report.pdf](#)
[CUP 2549 Town Action Report.pdf](#)
[CUP 2549 Map](#)
[CUP 2549 APP](#)

[02550](#) PETITION: CUP 02550
APPLICANT: CARBON CYCLE CONSULTING LLC
LOCATION: 464 CANAL ROAD, SECTION 2, TOWN OF MEDINA
CUP DESCRIPTION: composting facility / manure processing facility

Attachments: [CUP 2550 Staff Report](#)
[CUP 2550 Town Action Report.pdf](#)
[CUP 2550 Map](#)
[CUP 2550 APP](#)

[02551](#) PETITION: CUP 02551
APPLICANT: JASON & MARY ELLEN MACKKEY
LOCATION: 648 TAYLOR LANE, SECTION 20, TOWN OF DUNKIRK
CUP DESCRIPTION: allow for the construction of a taller accessory building (16 feet mean elevation)

Attachments: [CUP 2551 Staff Report.pdf](#)
[CUP 2551 Town Action Report.pdf](#)
[CUP 2551 Map](#)
[CUP 2551 APP](#)

[02552](#)

PETITION: CUP 02552
APPLICANT: JALATEEFA L JOE-MEYERS
LOCATION: 10291 / 10297 US HIGHWAY 14, SECTION 15, TOWN
OF MAZOMANIE
CUP DESCRIPTION: institutional residential facility

Attachments: [CUP 2552 Staff Report.pdf](#)
[CUP 2552 Town Action Report.pdf](#)
[CUP 2552 Map](#)
[CUP 2552 APP](#)
[CUP 2552 updated plans](#)
[CUP 2552 Letter of Opposition - School District.pdf](#)

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

F. Plats and Certified Survey Maps

[2021 LD-014](#)

Wallace proposed land division waiver request.
Town of Dunn
Applicant is seeking a waiver from the minimum 66-foot public road
frontage requirements for lot 2.

Attachments: [Report](#)
[210228 CertifiedSurveyMap](#)
[CSM 6244](#)
[Hardship Variance Request Explanation](#)
[Lot Access Easement Variance Application](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

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.