



# 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?*

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Tuesday, November 26, 2019

6:30 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

#### A. Call to Order

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

#### C. Consideration of Minutes

[2019 MIN-319](#) Minutes of the October 22, 2019 Zoning and Land Regulation Committee meeting

**Attachments:** [10-22-19 ZLR Public Hearing minutes](#)

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

[11488](#) PETITION: REZONE 11488  
APPLICANT: JOSEF FESSEL  
LOCATION: 9290 BRAUN ROAD, SECTION 7, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District, RR-2 Rural Residential District TO FP-35 General Farmland Preservation District  
REASON: relocation of existing residential zoning boundary

**Attachments:** [11488 Staff Report](#)

[11488 Town](#)

[11488 Map](#)

[11488 APP](#)

[11489](#)

PETITION: REZONE 11489  
APPLICANT: HUBBARD TR, NORTON B & MARIE E  
LOCATION: 4601 EVERGREEN ROAD, SECTION 4, TOWN OF MIDDLETON  
CHANGE FROM: AT-5 (Agriculture Transition, 5 acres) District TO SFR-08 (Single Family Residential, small lots) District  
REASON: creating four residential lots

**Attachments:** [11489 Staff Report](#)

[11489 Town](#)

[11489 Map](#)

[11489 APP](#)

[11490](#)

PETITION: REZONE 11490  
APPLICANT: ALLAYNE C TURK  
LOCATION: SOUTHWEST OF BLACKBERRY ROAD, SECTION 25, TOWN OF BLACK EARTH  
CHANGE FROM: A-1EX Agriculture District TO RR-8 (Rural Residential, 8 to 16 acres) District  
REASON: creating three residential lots

**Attachments:** [11490 Staff Report](#)

[11490 Town](#)

[11490 Drive Easement Map](#)

[11490 Density1](#)

[11490 Density2](#)

[11490 Map](#)

[11490 APP](#)

[11491](#)

PETITION: REZONE 11491  
APPLICANT: STEVEN J JOHNSON  
LOCATION: NORTH AND EAST OF 7442 LATHAM ROAD, SECTION 7, TOWN OF DANE  
CHANGE FROM: RR-4 (Rural Residential, 4 to 8 acres) District TO NR-C (Natural Resource - Conservation) District, RR-4 (Rural Residential, 4 to 8 acres) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District, FP-1 (Small Lot Farmland Preservation) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District  
REASON: creating one residential lot

**Attachments:** [11491 Staff Report](#)

[11491 Town](#)

[11491 Map](#)

[11491 APP](#)

[11492](#)

PETITION: REZONE 11492  
APPLICANT: AARON L JACOB  
LOCATION: 2301 WILLIAM DRIVE, SECTION 20, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: B-1 Local Business District TO RH-4 Rural Homes District, RE-1  
Recreational District TO RH-4 Rural Homes District  
REASON: zoning compliance for existing residence

**Attachments:** [11492 Staff Report](#)

[11492 Town](#)

[11492 Map](#)

[11492 APP](#)

[11493](#)

PETITION: REZONE 11493  
APPLICANT: DOERFER BROTHERS INC  
LOCATION: 6458 WHALEN ROAD, SECTION 24, TOWN OF VERONA  
CHANGE FROM: AT-35 (Agriculture Transition) District TO RR-2 (Rural Residential, 2 to 4  
acres) District, RR-1 (Rural Residential, 1 to 2 acres) District TO RR-2 (Rural Residential, 2 to  
4 acres) District  
REASON: enlarge existing residential lot

**Attachments:** [11493 Staff Report](#)

[11493 Town](#)

[11493 Map](#)

[11493 APP](#)

[11494](#)

PETITION: REZONE 11494  
APPLICANT: ROBERT J PURNELL III  
LOCATION: 168 HILLSIDE ROAD, SECTION 36, TOWN OF ALBION  
CHANGE FROM: FP-35 (General Farmland Preservation) District TO RM-16 (Rural Mixed-Use,  
16 acres and up) District, FP-35 (General Farmland Preservation) District TO RM-8 (Rural  
Mixed-Use, 8 to 16 acres) District  
REASON: creating lot for an existing residence and creating a new residential lot

**Attachments:** [11494 Staff Report](#)

[11494 Town](#)

[11494 Density](#)

[11494 Map](#)

[11494 APP](#)

[11496](#)

PETITION: REZONE 11496  
APPLICANT: TIMOTHY F H ALLEN  
LOCATION: 4321 STATE HWY 138, SECTION 8, TOWN OF RUTLAND  
CHANGE FROM: RR-8 (Rural Residential, 8 to 16 acres) District TO RM-8 (Rural Mixed-Use, 8 to 16 acres) District  
REASON: change district to allow for large animal boarding

**Attachments:** [11496 Staff Report](#)

[11496 Town](#)

[11496 Map](#)

[11496 APP](#)

[CUP 02483](#)

PETITION: CUP 02483  
APPLICANT: TIMOTHY F H ALLEN  
LOCATION: 4321 STATE HWY 138, SECTION 8, TOWN OF RUTLAND  
CUP DESCRIPTION: plumbing inside boarding stable

**Attachments:** [CUP 2483 Staff Report](#)

[CUP 2483 Town](#)

[CUP 2483 Neighborhood Plan](#)

[CUP 2483 Map](#)

[CUP 02483 APP](#)

[11497](#)

PETITION: REZONE 11497  
APPLICANT: JOHNSON FAMILY TR, KENNETH J & ELEANOR D  
LOCATION: 6665 LEE ROAD, SECTION 11, TOWN OF DANE  
CHANGE FROM: FP-35 (General Farmland Preservation) District TO RR-1 (Rural Residential, 1 to less than 2 acres) District  
REASON: separating existing residence from farmland

**Attachments:** [11497 Staff Report](#)

[11497 Density](#)

[11497 Map](#)

[11497 DANE APP](#)

[CUP 02481](#)

PETITION: CUP 02481  
APPLICANT: RANDY RAY KNICKMEIER  
LOCATION: APPROXIMATELY 400' NORTH OF 869 COUNTY HIGHWAY A, SECTION 4, TOWN OF ALBION  
CUP DESCRIPTION: 260' self support communication tower

**Attachments:**

[CUP 2481 Staff Report](#)  
[CUP 2481 Engineering Report](#)  
[CUP 2481 Tillman-AT&T-Verizon Announce Partnership](#)  
[CUP 2481 Wireless Estimator Article - AT&T and Verizon threaten the bi](#)  
[CUP 2481 Density](#)  
[CUP 2481 Map](#)  
[CUP 2481 Viewshed Final Map](#)  
[CUP 2481 ALBION](#)

[CUP 02482](#)

PETITION: CUP 02482  
APPLICANT: JASON R BREE  
LOCATION: 2764 PHEASANT RUN, SECTION 5, TOWN OF COTTAGE GROVE  
CUP DESCRIPTION: residential accessory building between 12'-16' in height

**Attachments:**

[CUP 2482 Staff Report](#)  
[CUP 2482 Town](#)  
[CUP 2482 Building Plans](#)  
[CUP 02482 APP](#)  
[CUP 2482 Neighborhood Plan](#)  
[CUP 2482 Map](#)

[CUP 02484](#)

PETITION: CUP 02484  
APPLICANT: AREA 52 LLC  
LOCATION: 1850 SPRINGDALE STREET, SECTION 7, TOWN OF SPRINGDALE  
CUP DESCRIPTION: vehicle repair or maintenance service

**Attachments:**

[CUP 2484 Staff Report](#)  
[CUP 2484 Town](#)  
[CUP 2484 Neighborhood Plan](#)  
[CUP 2484 Map](#)  
[CUP 02484 APP](#)

[CUP 02486](#)

PETITION: CUP 02486  
APPLICANT: SUTTER FAMILY FARM LLC  
LOCATION: 2039 SUTTER DRIVE, SECTION 29, TOWN OF SPRINGDALE  
CUP DESCRIPTION: agriculture entertainment activities or special events occurring 10 days or more per calendar year, in aggregate

- Attachments:** [CUP 2486 Staff Report](#)  
[CUP 2486 Town](#)  
[CUP 2486 Neighborhood Plan](#)  
[CUP 2486 Map](#)  
[CUP 02486 APP](#)

[CUP 02487](#)

PETITION: CUP 02487  
APPLICANT: ANDREA J & JAMES A MUELLER  
LOCATION: 8772 COUNTY HIGHWAY PD, SECTION 16, TOWN OF SPRINGDALE  
CUP DESCRIPTION: vehicle repair or maintenance service, outdoor sales

- Attachments:** [CUP 2487 Staff Report](#)  
[CUP 2487 Town](#)  
[CUP 2487 Neighborhood Plan](#)  
[CUP 2487 Map](#)  
[CUP 02487 APP](#)

[CUP 02488](#)

PETITION: CUP 02488  
APPLICANT: SEESHELL PROPERTY LLC  
LOCATION: 7984 COUNTY HIGHWAY PD, SECTION 12, TOWN OF SPRINGDALE  
CUP DESCRIPTION: vehicle repair or maintenance services

- Attachments:** [CUP 2488 Staff Report](#)  
[CUP 2488 Town](#)  
[CUP 2488 Operations Plan](#)  
[CUP 2488 Neighborhood Plan](#)  
[CUP 2488 Map](#)  
[CUP 02488 APP](#)

[CUP 02490](#)

PETITION: CUP 02490  
APPLICANT: ROGER F DISCH  
LOCATION: 2415 SPRING ROSE ROAD, SECTION 24, TOWN OF SPRINGDALE  
CUP DESCRIPTION: vehicle repair or maintenance services, caretaker residence

- Attachments:** [CUP 2490 Staff Report](#)  
[CUP 2490 Town](#)  
[CUP 2490 Neighborhood Plan](#)  
[CUP 2490 Map](#)  
[CUP 02490 APP](#)

[2019 OA-020](#)

AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES,  
REVISING VARIOUS PROVISIONS OF THE DANE COUNTY ZONING CODE

- Attachments:** [2019-OA-20](#)  
[2019-OA-20 Staff Memo](#)  
[Vermont Letter 10-25-2019](#)

**Legislative History**

10/4/19 County Board referred to the Zoning & Land  
Regulation Committee  
This was referred. to the Zoning & Land Regulation Committee

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

[11450](#)

PETITION: REZONE 11450  
APPLICANT: GALINA I POWERS  
LOCATION: 1665 HILLSIDE DRIVE, SECTION 35, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential  
District  
REASON: shifting of property lines between adjacent land owners

- Attachments:** [11450 Staff Update](#)  
[11450 Town](#)  
[11450 Density](#)  
[11450 Letter from applicant](#)  
[11450 Map](#)  
[11450 APP](#)

**Legislative History**







[2019 LD-029](#) Final Plat - Pioneer Pointe  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [conditional approval](#)  
[19-28](#)  
[180551 Pioneer Pointe Final Plat 2019-10-17](#)

[2019 LD-030](#) Land division waiver - Richard Grams 4-lot Certified Survey Map  
Town of Deerfield

**Attachments:** [waiver report](#)  
[66-foot frontage waiver application](#)  
[20191108074447](#)

[2019 LD-031](#) Certified Survey map - Nizamuddin 4-lot  
Town of Springdale  
Staff recommends denial.

**Attachments:** [20191011151024](#)  
[Nizammudin CSM Memo](#)  
[20191011151024](#)

[2019 LD-032](#) Final Plat - Whispering Coves  
City of Verona  
Staff recommends a certification of non-objection.

**Attachments:** [27991 20191108 Revised](#)  
[map](#)

## G. Resolutions

## H. Ordinance Amendment

[2019 OA-020](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES,  
REVISING VARIOUS PROVISIONS OF THE DANE COUNTY ZONING CODE

**Attachments:** [2019-OA-20](#)  
[2019-OA-20 Staff Memo](#)  
[Vermont Letter 10-25-2019](#)

**Legislative History**

10/4/19 County Board referred to the Zoning & Land  
Regulation Committee  
This was referred. to the Zoning & Land Regulation Committee

**I. Items Requiring Committee Action**

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,  
lane.roger@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.*