



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, November 19, 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 November 19, 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_DO_pPyrBT5aQwXhAonP9rA

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: 956 4539 5221

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-295](#) October 22, 2024 ZLR Committee Meeting Minutes

Attachments: [10-22-2024 ZLR Public Hearing Minutes](#)

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

[12113](#)

PETITION: REZONE 12113
APPLICANT: GORDON AND ASHLEY BRUNNER
LOCATION: NORTH OF 4419 COUNTY HIGHWAY F, SECTION 7,
TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [12113 Staff Report](#)
[12113 Town Action](#)
[12113 Density](#)
[12113 APP](#)
[12113 Map](#)

[12114](#)

PETITION: REZONE 12114
APPLICANT: JAMES P GARFOOT
LOCATION: 9234 JIM GARFOOT CIRCLE AND SOUTH OF JIM
GARFOOR ROAD, SECTION 17, TOWN OF CROSS PLAINS
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural
Residential District, FP-1 Farmland Preservation District TO RR-8
Rural Residential District
REASON: create one new residential lot using transfer of development
rights and modify other existing lot boundaries

Attachments: [12114 Staff Report](#)
[12114 Town Action](#)
[12114 Density Study \(sending property\)](#)
[12114 APP](#)
[12114 MAP](#)

[12115](#) PETITION: REZONE 12115
APPLICANT: JOHN AND ELIZABETH BECKER
LOCATION: DAENTL ROAD EAST OF 4313 BUCKLEY RD, SECTION 8, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [12115 Staff Report](#)
[12115 City of Madison comments from 2021](#)
[12115 MAP](#)
[12115 APP](#)
[12115 site elevations](#)
[12115 wetland deliniation](#)

[12116](#) PETITION: REZONE 12116
APPLICANT: ZENTNER REV RETIREMENT TR
LOCATION: 97 SHADY WILLOW ROAD, SECTION 35, TOWN OF RUTLAND
CHANGE FROM: RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [12116 Staff Report](#)
[12116 Town Action](#)
[12116 APP](#)
[12116 MAP](#)

[12117](#) PETITION: REZONE 12117
APPLICANT: VILLAGE EDGE LLC
LOCATION: NORTH OF 1704 BLUE MOUNDS STREET, SECTION 26, TOWN OF BLACK EARTH
CHANGE FROM: RR-1 Rural Residential District, RM-8 Rural Mixed-Use District, AND FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating farm buildings from farmland

Attachments: [12117 Staff Report](#)
[12117 Density](#)
[12117 BLACK EARTH](#)
[12117 MAP](#)

[12118](#) PETITION: REZONE 12118
APPLICANT: DANIEL AND KAY BREUNIG
LOCATION: 6625 VIADUCT ROAD, SECTION 11, TOWN OF DANE
CHANGE FROM: GC General Commercial District TO FP-35 Farmland
Preservation District, GC General Commercial District TO RR-4 Rural
Residential District, FP-35 Farmland Preservation District TO RR-4
Rural Residential District
REASON: reconfiguring two existing residential lots and creating one
residential lot - transfer of development right

Attachments: [12118 Staff Report](#)
[12118 Density Receiving](#)
[12118 Density Sending](#)
[12118 TDR MAP](#)
[12118 APP](#)
[12118 MAP](#)

[02641](#) PETITION: CUP 02641
APPLICANT: SKAAR PIT LLC
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: processing or composting of organic
by-products or wastes

Attachments: [CUP 2641 Staff Report](#)
[CUP 2641 Town Action](#)
[CUP 2641 Application Questions full text](#)
[CUP 2641 APP](#)
[CUP 2641 MAP](#)

[02642](#) PETITION: CUP 02642
APPLICANT: SKAAR PIT LLC
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: non-metallic mineral extraction (extend existing
permit)

Attachments: [CUP 2642 Staff Report](#)
[CUP 2642 Town Action](#)
[CUP 2642 Application Questions full text](#)
[CUP 2642 APP](#)
[CUP 2642 MAP](#)

[02643](#)

PETITION: CUP 02643
APPLICANT: MATTHEW AND MARCIE SCHMIDT
LOCATION: 358 LAKE SHORE DRIVE, SECTION 25, TOWN OF ALBION
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2643 Staff Report](#)
[CUP 2643 Town Action](#)
[CUP 2643 APP](#)
[CUP 2643 MAP](#)

[02644](#)

PETITION: CUP 02644
APPLICANT: VILLAGE EDGE LLC
LOCATION: NORTH OF 1704 BLUE MOUNDS STREET, SECTION 26, TOWN OF BLACK EARTH
CUP DESCRIPTION: animal use exceeding one animal unit per acre

Attachments: [CUP 2644 Staff Report](#)
[CUP 2644 BLACK EARTH](#)
[CUP 2644 MAP](#)

[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 Report](#)
[CUP 2645 Town Action](#)
[CUP 2645 Letter in Opposition - Horn](#)
[CUP 2645 APP](#)
[CUP 2645 MAP](#)

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

02640

PETITION: CUP 02640
APPLICANT: DAN AND MARLENE LAFLEUR
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF
MIDDLETON
CUP DESCRIPTION: small-animal boarding facility for 30 dogs

- Attachments:** [CUP 2640 Staff Update](#)
[CUP 2640 Applicant Letter to ZLR Committee 11.10.24](#)
[CUP 2640 Town Action](#)
[3440 Meadow Road Zoning Notice](#)
[CUP 2640 DNR Concurrence Letter](#)
[CUP 2640 Town Sound Study](#)
[CUP 2640 Four Paws Sound Study 20240516](#)
[CUP 2640 Four Paws Sound Study 20230815](#)
[CUP 2640 APP](#)
[CUP 2640 MIDDLETON MAP](#)
[CUP 2640 Connelly email](#)
[CUP 2640 Devich email](#)
[CUP 2640 Dorosheff email](#)
[CUP 2640 Dumesic Letter](#)
[CUP 2640 Foellings email](#)
[CUP 2640 Froncek 2 email](#)
[CUP 2640 Froncek email](#)
[CUP 2640 Hankes email](#)
[CUP 2640 Johnson J email](#)
[CUP 2640 Johnson M email](#)
[CUP 2640 Komisarek email](#)
[CUP 2640 Mikalofsky J email](#)
[CUP 2640 Mikalofsky P email](#)
[CUP 2640 Radcliffe Letter](#)
[CUP 2640 Vu email](#)
[CUP 2640 Wiegel email](#)
[CUP 2640 Yunke email](#)
[CUP 2640 Froncek submittals to ZLR](#)

Legislative History

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