



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?

Tuesday, May 9, 2023

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 May 9, 2023 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/j/96634414077>

This link will be active until the end of the meeting.

To join the meeting by phone, dial-in using one of the following three toll-free phone numbers:

1-833-548-0276

1-833-548-0282

1-888-788-0099

When prompted, enter the following Webinar ID: 966 3441 4077

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-063](#) April 25, 2023 ZLR Committee Meeting Minutes

Attachments: [4-25-23 ZLR Public Hearing Minutes.pdf](#)

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

[11938](#)

PETITION: REZONE 11938

APPLICANT: TOWN OF MONTROSE C/O JOHN SAYLES

LOCATION: 1415 RANGE TRAIL, SECTION 3, TOWN OF
MONTROSE

CHANGE FROM: LC Limited Commercial District TO HAM-M Hamlet
Mixed-Use District, NR-C Natural Resource Conservation District TO
HAM-M Hamlet Mixed-Use District

REASON: bring property into compliance with existing land use (town
public works facility)

Attachments: [11938 Staff Update](#)

[11938 HAM-M draft land uses](#)

[11938 Elevation map](#)

[11938 Flooding affidavit](#)

[11938 Town Action](#)

[11938 APP](#)

[11938 Map](#)

Legislative History

4/25/23	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning
Petition be postponed until May 9th to allow staff to work with the town on a
restriction related to floodplain development. The motion carried by the following
vote: 4-0. Passed

02583

PETITION: CUP 02583

APPLICANT: ARIF M KHAN & SADIA ARIF

LOCATION: 3486 COUNTY ROAD MN, SECTION 2, TOWN OF DUNN

CUP DESCRIPTION: 174' monopole communication tower

Attachments:

[CUP 2583 Staff memo and recommended findings](#)

[CUP 2583 Staff Update - 3-28-23](#)

[CUP 2583 - CityScape Supplemental Memo \(analysis of lower tower height\)](#)

[CUP 2583 CityScape RF Engineering Report](#)

[CUP 2583 - Tower Photosimulations](#)

[CUP 2583 - DISH RF Engineer Affidavit](#)

[CUP 2583 - Site Plan](#)

[CUP 2583 - Fall Zone Letter](#)

[CUP 2583 - FCC Statement of Compliance for RF Emissions](#)

[CUP 2583 Applicant response to CUP Standards](#)

[CUP 2583 Map](#)

[CUP 2583 - Applicant Property Value Study - McFarland Waukesha \(received 021723\)](#)

[CUP 2583 - Applicant Property Value Study - McFarland - Greendale \(received 021723\)](#)

[CUP 2583 - Applicant McFarland Property Map & List \(received 021723\)](#)

[CUP 2583 DISH Site Plan Ground \(received 022123\)](#)

[CUP 2583 - CTH MN Access Permit](#)

[CUP 2583 - Applicant Town of Dunn CUP Response 020623](#)

[CUP 2583 Full Application](#)

[CUP 2583 Public Comment - Priscilla Riecks](#)

[CUP 2583 Public Comment - Steve Riecks](#)

[CUP 2583 Village of McFarland Opposition Ltr \(received 022123\)](#)

[CUP 2583 Riecks photo.pdf](#)

[CUP 2583 - McFarland Adopted Comp Plan Transportation Map](#)

[CUP 2583 - McFarland-East-Side-Plan Proposed Street Network](#)

[CUP 2583 - Additional neighborhood photos](#)

[CUP 2583 - McFarland Future Land Use Map](#)

[CUP 2583 - Subject property survey](#)

[CUP 2583 - Applicant Search Ring Map](#)

[CUP 2583 - Staff email 9-16-23 regarding prelim application](#)

[CUP 2583 - 2023-03-14 Written Agreement to Extend 90-day Time Period](#)

[CUP 2583 - 2023-03-28 Written Agreement to Extend 90-day Time Period](#)

[CUP 2583 - 2023-04-18 Written agreement to extend timeframe for action](#)

Legislative History

G. Resolutions

[2023 RES-023](#) AMENDING THE 2023 OPERATING BUDGET AND AUTHORIZING A CONTRACT AMENDMENT FOR THE DANE COUNTY REGIONAL HOUSING STRATEGY WITH SB FRIEDMAN DEVELOPMENT ADVISORS, LLC

Sponsors: RATCLIFF, HUELSEMANN and ENGELBERGER

Attachments: [2023 RES-023](#)
[2023 RES-023 Fiscal Note](#)
[2023 RES-023 CONTRACT #14791A](#)

Legislative History

4/21/23 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

4/21/23 County Board referred to the Personnel & Finance Committee
This resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2021 DISC-069](#) Discussion regarding the definition and design of single-family residences

Attachments: [Memo on Single-family dwelling design.pdf](#)
[Examples of residences.pdf](#)
[Policy on defining Single Family Residences.pdf](#)
[Types of dwellings.pdf](#)
[Possible Deed Restriction.pdf](#)

Legislative History

4/12/22 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee
A motion was made by KIEFER, seconded by PETERS, that the Discussion Item be postponed until such time as it can be brought before the new ZLR Committee at the appropriate time as designated by staff. The motion carried by the following vote: 4-0. Passed

7/26/22 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee
A motion was made by KIEFER, seconded by BOLLIG, that the Discussion Item be postponed. The motion carried by the following vote:4-0. Passed

[2023 DISC-001](#) Discussion regarding motions for Conditional Use Permits

Attachments: [Memo on CUP motions.pdf](#)

[2022 DISC-036](#) 2021-2023 Legislative Agenda

Attachments: [2020 RES-429 2021-2023 Legislative Agenda](#)
[2022 DISC-036 Agenda broken up for PP&J 03-20-2021](#)
[2022 DISC-036 PP&J Updated Language 05-09-2023](#)

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.

Phone: (608)-266-4266