



# 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, December 14, 2021

6:30 PM

Virtual meeting

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**ZOOM Webinar ID: 913 3082 3797**

The December 14, 2021 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\\_XGv5Q8bFRx6ui-zgwo\\_StA](https://zoom.us/webinar/register/WN_XGv5Q8bFRx6ui-zgwo_StA)

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: 913 3082 3797

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to [plandev@countyofdane.com](mailto: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 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**

[2021 MIN-483](#) Minutes of the November 23, 2021 Zoning and Land Regulation  
Committee meeting

**Attachments:** [11-23-21 ZLR Public Hearing minutes.pdf](#)

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

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

[02535](#) PETITION: CUP 02535  
APPLICANT: HOWVIEW LLC  
LOCATION: 4073 N PLEASANT VIEW RD.,, SECTION 15, TOWN OF  
MIDDLETON  
CUP DESCRIPTION: daycare center

**Attachments:** [CUP 2535 Staff Update.pdf](#)  
[CUP 2535 Town Action Report.pdf](#)  
[CUP 2533 Corp Counsel Opinion.pdf](#)  
[CUP 2535 Map](#)  
[CUP 2535 APP](#)

**Legislative History**

10/26/21 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Committee Regulation Committee

A motion was made by KIEFER, seconded by PETERS, that the Conditional  
Use Permit be postponed. The motion carried by the following vote: 4-0.  
Passed



10/26/21 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee  
A motion was made by KIEFER, seconded by PETERS, that the Conditional  
Use Permit be postponed. The motion carried by the following vote: 4-0.  
Passed

[02542](#)

PETITION: CUP 02542  
APPLICANT: STEPHEN KUHN  
LOCATION: 4216 MORRIS PARK ROAD, SECTION 8, TOWN OF  
DUNN  
CUP DESCRIPTION: transient and tourist lodging

**Attachments:**

[CUP 2542 Staff Update](#)

[CUP 2542 Town Action Report](#)

[CUP 2542 STR State Statute](#)

[CUP 2542 email in opposition & town response - Reilly](#)

[CUP 2542 email in opposition - Hangartner.pdf](#)

[CUP 2542 email in opposition - Jung.pdf](#)

[CUP 2542 email in opposition - Marek.pdf](#)

[CUP 2542 Map](#)

[CUP 2542 APP](#)

**Legislative History**

11/23/21 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee  
A motion was made by KIEFER, seconded by DOOLAN, that the Conditional  
Use Permit be postponed due to written opposition. The motion carried by the  
following vote: 5-0. Passed

[02544](#)

PETITION: CUP 02544  
APPLICANT: PAOLI CHEESE FACTORY ASSOCIATION LLC  
LOCATION: 6858 PAOLI ROAD, SECTION 2, TOWN OF MONTROSE  
CUP DESCRIPTION: indoor entertainment or assembly; outdoor  
entertainment; commercial indoor lodging

**Attachments:** [CUP 2544 Staff Update](#)  
[CUP 2544 Town Action Report.pdf](#)  
[CUP 2544 Operational Plan REVISED 12-8-2021](#)  
[CUP 2544 LWRD Preliminary Review Letter.pdf](#)  
[CUP 2544 GECP 100 Scale 10-22-2021.pdf](#)  
[CUP 2544 GECP 40 Scale 10-22-2021](#)  
[CUP 2544 Map](#)  
[CUP 2544 APP](#)

**Legislative History**

11/23/21	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by SMITH, seconded by DOOLAN, that the Conditional Use Permit be postponed. The motion carried by the following vote: 5-0. Passed

**F. Plats and Certified Survey Maps**

[2021 LD-011](#)

Preliminary Plat - Meier Farm  
Town of Middleton  
Staff recommends acceptance and schedule for future consideration  
(conditional approval).

**Attachments:** [acceptance](#)  
[21-26](#)  
[Meier Farm Preliminary Plat 2021.09.07](#)

**G. Resolutions**

**H. Ordinance Amendment**

[2021 OA-002](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES, REVISING VARIOUS SIGN REGULATION PROVISIONS

**Sponsors:** BOLLIG

**Attachments:** [2021 OA-002 Staff Memo](#)  
[2021 OA-002](#)  
[2021 OA-002 FISCAL NOTE](#)  
[Sub 1 2021 OA-002 Staff Memo](#)  
[Sub 1 to 2021 OA-002](#)  
[OA-2 Town Action Portfolio](#)

**Legislative History**

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

7/27/21 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee  
A motion was made by PETERS, seconded by DOOLAN, that the Ordinance Amendment be postponed to allow further time for towns to take action and directing staff to work with the Dane County Towns Association to resolve concerns and issues that have been identified. The motion carried by the following vote: 4-0. Passed

**I. Items Requiring Committee Action**

[2021 ACT-328](#) Site Plan Review for the relocation of a residence within the FP-35 Farmland Preservation Zoning District  
Applicant: Crystal Follendorf  
Location: 6648 Old 113 Road, Section 30, Town of Vienna

**Attachments:** [Follendorf Staff Report](#)  
[Follendorf Site Plan](#)  
[Follendorf Map](#)

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

Questions? Contact Planning and Development Staff, 266-4266, or [plandev@countyofdane.com](mailto: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.*