



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, September 22, 2020

6:30 PM

GoTo virtual meeting: By phone, call:
1-866-899-4679 enter access code: 362-553-101

By computer:
<https://global.gotomeeting.com/join/362553101>

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The September 22nd Zoning and Land Regulation Committee meeting is being held remotely in accordance with public health requirements to protect our community from the COVID-19 pandemic. The public can access the meeting in the following manner:

By phone, call 1-866-899-4679 enter access code: 362-553-101 or by computer: <https://global.gotomeeting.com/join/362553101> Note: You will be asked to identify yourself when connected

If you would like to speak on an agenda item, you must PRE-REGISTER in ADVANCE by calling 1-608-266-9078. Registrants must provide their full name, 10-digit phone number, and the agenda item they wish to speak about. Anyone wishing to speak is strongly encouraged to pre-register as soon as possible.

Registrations will be accepted until 30 minutes prior to the meeting. During the meeting, Staff will place you on mute until the petition item is before the committee. Registrants will have 5 minutes to express their concerns.

If you have any questions regarding an agenda item, please contact Zoning Administrator Roger Lane by phone at 1-608-266-9078, or by email at lane.roger@countyofdane.com

A. Call to Order

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

C. Consideration of Minutes

[2020 MIN-153](#) Minutes of the June 23, 2020 Zoning and Land Regulation Committee meeting

Attachments: [6-23-20 ZLR public hearing minutes.pdf](#)

[2020 MIN-154](#) Minutes of the July 28, 2020 Zoning and Land Regulation Committee meeting

Attachments: [7-28-20 ZLR public hearing minutes.pdf](#)

[2020 MIN-155](#) Minutes of the August 25, 2020 Zoning and Land Regulation Committee meeting

Attachments: [8-25-20 ZLR public hearing minutes.pdf](#)

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

[11580](#)

PETITION: REZONE 11580
APPLICANT: UNBRIDLED SPIRITS LLC
LOCATION: 2782 WHITE CROSSING ROAD, SECTION 7, TOWN OF VERONA
WETLAND STATUS CHANGE: wetland to non-wetland
REASON: removal of a small wetland area from the wetland inventory map

Attachments: [11580 Staff Report.pdf](#)
[11580 Town.pdf](#)
[11580 Wetland GP Coverage Letter - 2012_6079653.pdf](#)
[11580 Wetland Concurrence Letter WDNR 00340.pdf](#)
[11580 Wetland Delineation Report_00340.pdf](#)
[11580 Other Navigability Determination_00340.pdf](#)
[11580 Map.pdf](#)
[11580 APP](#)

[11581](#)

PETITION: REZONE 11581
APPLICANT: ECO SOLUTIONS, LLC AND KEITH BIENEMAN
LOCATION: JUST WEST OF 1980 STATE HIGHWAY 92, SECTION 29, TOWN OF SPRINGDALE
CHANGE FROM: RR-8 Rural Residential District TO RM-8 Rural Mixed-Use District , RR-4 Rural Residential District TO UTR Utility District
REASON: rezone two parcels to allow proposed agricultural and residential land uses

Attachments: [11581 Staff Report](#)
[11581 Letter from LWRD regarding restriction](#)
[11581 Easement](#)
[11581 APP](#)
[11581 Map](#)

[11582](#)

PETITION: REZONE 11582
APPLICANT: KYLE J MATHEWS
LOCATION: EAST OF 3934 VILAS HOPE ROAD, SECTION 19, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11582 Staff Report](#)
[11582 Madison comments](#)
[11582 APP](#)
[11582 Map](#)

[11583](#)

PETITION: REZONE 11583
APPLICANT: JAMES L MEIER
LOCATION: 6005 COUNTY HIGHWAY V, SECTION 20, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11583 Staff Report](#)
[11583 Town](#)
[11583 Density](#)
[11583 Map](#)
[11583 APP](#)

[11584](#)

PETITION: REZONE 11584
APPLICANT: DL DEANS FARMS LLC
LOCATION: EAST OF 5868 LEE ROAD, SECTION 11, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating a residential lot through a transfer of development right

Attachments: [11584 Staff Report](#)

[11584 Town](#)

[11584 Map.pdf](#)

[11584 APP.pdf](#)

[11584 Density.pdf](#)

[11586](#)

PETITION: REZONE 11586
APPLICANT: EHLE INC
LOCATION: 2410 COUNTY HIGHWAY BN, SECTION 23, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11586 Staff Report](#)

[11586 Town](#)

[11586 Density](#)

[11586 Map](#)

[11586 APP](#)

[11587](#)

PETITION: REZONE 11587
APPLICANT: VINEY ACRES LLC
LOCATION: 2171 NORA ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District
REASON: reducing the size of a residential lot and creating an agricultural lot

Attachments: [11587 Staff Report.pdf](#)

[11587 Town.pdf](#)

[11587 Map](#)

[11587 APP](#)

[11589](#)

PETITION: REZONE 11589
APPLICANT: THOMAS W SHANNON
LOCATION: 5525 PORTAGE ROAD, SECTION 21, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District
REASON: separating existing residences onto individual properties

Attachments: [11589 Staff Report](#)

[11589 Map](#)

[11589 APP](#)

[11590](#)

PETITION: REZONE 11590
APPLICANT: CLAYTON R SWERIG / TOWN OF CHRISTIANA
LOCATION: 1431 COUNTY HIGHWAY W, SECTION 19, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RE Recreational District
REASON: creating an access pathway to an existing cemetery

Attachments: [11590 Staff Report.pdf](#)

[11590 Town.pdf](#)

[11590 Map](#)

[11590 APP](#)

[CUP 02504](#)

PETITION: CUP 02504
APPLICANT: SN WINDY ACRES LLC
LOCATION: 3158-3160 COUNTY HIGHWAY J, SECTION 1, TOWN OF SPRINGDALE
CUP DESCRIPTION: transient or tourist lodging- Short term rental

Attachments: [CUP 2504 Staff Report](#)

[CUP 2504 Map](#)

[CUP 2504 APP](#)

[CUP 02505](#)

PETITION: CUP 02505
APPLICANT: WESTRES QUARRY LLC
LOCATION: EAST OF 4716 STATE HIGHWAY 78, SECTION 2, TOWN OF VERMONT
CUP DESCRIPTION: renewal of a conditional use permit to allow mineral extraction. The proposal expands the quarry boundaries 4 acres to allow for a 15-acre site

Attachments: [CUP 2505 APP.pdf](#)

[CUP 2505 Addendum to APP.pdf](#)

[CUP 2505 Concern.pdf](#)

[CUP 2505 Boundary Map.pdf](#)

[CUP 2505 Staff Report](#)

[2020 OA-013](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE Town of SPRINGDALE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: BOLLIG and DOWNING

Attachments: [2020 OA-13 staff memo Springdale .pdf](#)
[2020 OA-13 Ordinance Text.pdf](#)
[2020 OA-012 10172016 Plan updated 06222020.pdf](#)
[2020 OA-012 Town of Springdale June 22 2020 Plan Commission meeti](#)

Legislative History

8/14/20 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-014](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, REVISING FLOOD INSURANCE RATE MAPS

Sponsors: BOLLIG, JOERS and STUBBS

Attachments: [2020 OA-014 Staff Report](#)
[2020 OA-014 Location Map.pdf](#)
[2020 OA-014 ORDINANCE](#)
[2020 OA-014 Fiscal Note](#)
[2020 OA-014 CLOMR 20-05-1453R-550081](#)
[2020 OA-014 Exhibits](#)

Legislative History

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

G. Resolutions

H. Ordinance Amendment

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Legislative History

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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.