



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, September 20, 2022

6:30 PM

Hybrid Meeting: Attend in person at the City
County Building in Room 354; or Attend virtually
via phone/computer.

See below for additional instructions on how to attend the meeting and provide public testimony.

The September 20, 2022 Zoning & 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 the City County Building, Room 354 (210 Martin Luther King Jr. Blvd, Madison). OR

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_smUhwvZKQk6rxEeBXjyB0w

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: 942 9949 9283

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 ntwam 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

[2022 MIN-271](#) Minutes of the August 23, 2022 Zoning and Land Regulation Committee meeting

Attachments: [8-23-22 ZLR Work Meeting Minutes.pdf](#)

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

[11871](#) PETITION: REZONE 11871
APPLICANT: GARY L BAUMGARTNER
LOCATION: 9808 CTH A, SECTION 23, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11871 Staff Report.pdf](#)
[11871 Town Action.pdf](#)
[11871 Density.pdf](#)
[11871 Map](#)
[11871 App](#)
[11871 DW Easement.pdf](#)

[11872](#) PETITION: REZONE 11872
APPLICANT: PLENDL LIVING TR
LOCATION: NORTH OF 9569 WILKINSON RD., SECTION 1, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11872 Staff Report](#)
[11872 Postponement Request](#)
[11872 Density](#)
[11872 Map](#)
[11872 APP](#)

[11873](#) PETITION: REZONE 11873
APPLICANT: ANTHONY E HENSEN
LOCATION: 6743 CTH I, SECTION 27, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11873 Staff Report](#)
[11873 Town Action](#)
[11873 Map](#)
[11873 APP](#)

[11874](#) PETITION: REZONE 11874
APPLICANT: HAHN LIVING TR
LOCATION: NORTH OF 6480 SCHUMACHER RD., SECTION 28,
TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [11874 Staff Report](#)
[11874 Town Action](#)
[11874 Density](#)
[11874 Map](#)
[11874 APP](#)

[11876](#) PETITION: REZONE 11876
APPLICANT: MICHAEL DIX
LOCATION: 3622 GARFOOT ROAD, SECTION 29, TOWN OF
CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District, FP-35 Farmland Preservation District
TO RR-4 Rural Residential District, RR-2 Rural Residential District TO
RR-4 Rural Residential District, RR-2 Rural Residential District TO
FP-1 Farmland Preservation District
REASON: creating residential lot for an existing residence

Attachments: [11876 Staff Report](#)
[11876 Town Action Report](#)
[11876 Density Study](#)
[11876 Map](#)
[11876 APP](#)

[11877](#) PETITION: REZONE 11877
APPLICANT: WILLIAM THORSON
LOCATION: 75 UNION ROAD, SECTION 36, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11877 Staff Report](#)
[11877 Town Action Report](#)
[11877 Map](#)
[11877 APP](#)

[11878](#) PETITION: REZONE 11878
APPLICANT: JERI LAWRENZ
LOCATION: 7192 COUNTY HIGHWAY V, SECTION 21, TOWN OF DANE
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: consolidating residential lots into one residential lot

Attachments: [11878 Staff Report](#)
[11878 Town Action](#)
[11878 Map](#)
[11878 APP](#)

[11879](#) PETITION: REZONE 11879
APPLICANT: SCHOEPP INCOME TR
LOCATION: 4600 GARFOOT ROAD, SECTION 4, TOWN OF CROSS PLAINS
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11879 Staff Report](#)
[11879 Map](#)
[11879 APP](#)

[11880](#) PETITION: REZONE 11880
APPLICANT: DAN BUSSEY
LOCATION: 893 STATE HIGHWAY 73, SECTION 15, TOWN OF ALBION
CHANGE FROM: GC General Commercial District TO RR-2 Rural Residential District, RR-1 Rural Residential District TO RR-2 Rural Residential District
REASON: consolidating 3 lots into 1

Attachments: [11880 Staff Report.pdf](#)
[11880 Town Action Report.pdf](#)
[11880 Map](#)
[11880 APP](#)

[11881](#) PETITION: REZONE 11881
APPLICANT: MARK AND PAM HETLAND
LOCATION: 9243 MOEN ROAD, SECTION 19, TOWN OF CROSS
PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11881 Staff Report](#)
[11881 Town Action Report](#)
[11881 Map](#)
[11881 APP](#)

[11882](#) PETITION: REZONE 11882
APPLICANT: HOEL-ORVICK FAMILY IRREV TR
LOCATION: 5978 PORTAGE ROAD, SECTION 10, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11882 Staff Report](#)
[11882 Map](#)
[11882 APP](#)

[11883](#) PETITION: REZONE 11883
APPLICANT: KELLER REV TR, DORA
LOCATION: ALPINE ROAD WEST OF GLENWAY ROAD, SECTION
34, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural
Mixed-Use District, FP-35 Farmland Preservation District TO RR-2
Rural Residential District
REASON: creating four residential lots

Attachments: [11883 Staff Report](#)
[11883 Town Action Report](#)
[11883 density](#)
[11883 deed 2020.pdf](#)
[11883 Map](#)
[11883 APP](#)

[11884](#)

PETITION: REZONE 11884
APPLICANT: DINO LUKAVACKIC AND NOELY KATHY PINEDO
LOCATION: WEST OF 9713 KAHL ROAD, SECTION 25, TOWN OF
BLACK EARTH
CHANGE FROM: FP-1 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: zoning to allow residential use

Attachments: [11884 Staff Report.pdf](#)
[11884 Town Action Report](#)
[11884 Map](#)
[11884 APP](#)

[11885](#)

PETITION: REZONE 11885
APPLICANT: JENSEN FAMILY FARM LLC (JERRY JENSEN)
LOCATION: NORTH AND SOUTH OF TOWN PARK ROAD, SECTION
15, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District, RR-2 Rural Residential District TO FP-35 Farmland
Preservation District, FP-1 Farmland Preservation District TO FP-35
Farmland Preservation District, RR-4 Rural Residential District TO
FP-35 Farmland Preservation District
REASON: rezone to reconfigure lot lines

Attachments: [11885 Staff Report.pdf](#)
[11885 density.pdf](#)
[11885 Email in opposition.pdf](#)
[11885 Map](#)
[11885 APP](#)

[11886](#)

PETITION: REZONE 11886
APPLICANT: BUCKYS PORTABLE TOILETS INC
LOCATION: 1185 US HIGHWAY 14, SECTION 7, TOWN OF
RUTLAND
CHANGE FROM: HC Heavy Commercial District TO HC Heavy
Commercial District
REASON: revise deed restrictions to allow 5 tenant spaces and
addition to building

Attachments: [11886 Staff Report](#)
[11886 Town Action Report](#)
[11886 Map](#)
[11886 APP](#)

[11887](#) PETITION: REZONE 11887
APPLICANT: ROBERT H JOHNSON
LOCATION: 275 HWY 12 & 18, SECTION 2, TOWN OF CHRISTIANA
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District
REASON: modify current deed restriction to allow the construction of a personal storage facility - mini-warehouses

Attachments: [11887 Staff Report](#)
[11887 Town Action Report](#)
[11887 Supplemental Information](#)
[11887 Map](#)
[11887 App](#)

[11889](#) PETITION: REZONE 11889
APPLICANT: VINEY ACRES LLC
LOCATION: EAST OF 2906 SIGGELKOW RD, SECTION 31, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11889 Staff Report](#)
[11889 Town Action Report](#)
[11889 Density Study](#)
[11889 Revised CSM.pdf](#)
[11889 Map](#)
[11889 App](#)

[02572](#) PETITION: CUP 02572
APPLICANT: KATIE KWAS & MICHAEL THOMPSON
LOCATION: 6537 SHADY BEND RD, SECTION 25, TOWN OF VERONA
CUP DESCRIPTION: limited family business - small dog kennel

Attachments: [CUP 2572 Staff Report](#)
[CUP 2572 Letter in Opposition - Beske](#)
[CUP 2572 Letter in Opposition - Pailing](#)
[CUP 2572 Letter in Opposition - Scidmore](#)
[CUP 2572 Map](#)
[CUP 2572 App](#)

[02573](#) PETITION: CUP 02573
APPLICANT: BRAD & LAURA TISCH
LOCATION: 10962 MOEN RD, SECTION 31, TOWN OF PERRY
CUP DESCRIPTION: cup for transient or tourist lodging

Attachments: [CUP 2573 Staff Report](#)
[CUP 2573 Town Action Report](#)
[CUP 2573 Environmental Health Comments](#)
[CUP 2573 Map](#)
[CUP 2573 APP](#)

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

[11867](#) PETITION: REZONE 11867
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing
and Industrial District
REASON: allow the operation of a type 1 salvage yard

Attachments: [11867 Staff Update](#)
[11867 Town Action Report](#)
[11867 App](#)
[11867 Map](#)

Legislative History

7/26/22 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning
Petition be postponed. The motion carried by the following vote:4-0. Passed

[02570](#) PETITION: CUP 02570
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CUP DESCRIPTION: salvage yard

Attachments: [CUP 2570 Staff Update](#)
[CUP 2570 Town Action Report](#)
[CUP 2570 Operations Plan](#)
[CUP 2570 Map](#)
[CUP 2570 App](#)

Legislative History

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

F. Plats and Certified Survey Maps

[2022 LD-010](#) Final Plat - Evan's Crossing
Town of Middleton
Staff recommends conditional approval

Attachments: [conditional approval](#)
[220912 Final Plat \(08-17-22\)](#)
[map](#)
[planning](#)

G. Resolutions

[2022 RES-146](#) AMENDING THE 2022 OPERATING BUDGET TO FUND EXTENSION OF FARMLAND PRESERVATION PLAN PROJECT ASSISTANTS THROUGH DECEMBER 31, 2022

Sponsors: DOOLAN

Attachments: [2022 RES-146](#)
[2022 RES 146 Fiscal Note](#)

Legislative History

9/9/22 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

9/9/22 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

[2022 DISC-016](#) Discuss additional ZLR Committee meeting dates for the review of the 2023 Budget

Attachments: [Possible ZLR meeting dates](#)

[2022 DISC-013](#) Discuss reconsideration of CUP 2563, Kevin Hahn, Section 28, Town of Rutland, non-metallic mineral extraction operation

Attachments: [CUP reconsideration memo](#)
[Reconsideration of CUP 2563](#)

J. Reports to Committee

[2022 RPT-341](#) Report of approved Certified Survey Map applications

Attachments: [Sep 2022](#)

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.