



# 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, January 23, 2024

6:30 PM

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

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

*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 ntwav ntxiv.*

**The January 23, 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 the meeting in person in Room 354 of the City-County Building, 210 Martin Luther King Jr. Boulevard, Madison, WI 53703.**

**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\\_pgWD9Ad4RgWhHaHz3hzRdw](https://zoom.us/webinar/register/WN_pgWD9Ad4RgWhHaHz3hzRdw)**

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

**To join the meeting by phone, dial-in using the toll-free phone number:**

**1-888-788-0099**

**When prompted, enter the following Webinar ID: 989 5711 3990**

**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](mailto:plandev@countyofdane.com).

**A. Call to Order**

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

**C. Consideration of Minutes**

[2023 MIN-460](#) January 9, 2024 ZLR Committee Meeting Minutes

**Attachments:** [01-09-2023 ZLR Work Meeting Minutes](#)

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

[11997](#) PETITION: REZONE 11997  
APPLICANT: GREG DUCKERT IRREV TRUST  
LOCATION: 2296 TOWER ROAD, SECTION 24, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RR-16 Rural Residential District TO RM-16 Rural Mixed-Use District  
REASON: change zoning district to allow an expanded set of land uses for future buyers

**Attachments:** [11997 Staff Report](#)  
[11997 Site Buildings Map](#)  
[11997 Zoning violation letter](#)  
[11997 PLEASANT SPRINGS MAP](#)  
[11997 APP](#)

[11998](#) PETITION: REZONE 11998  
APPLICANT: VALCON LLC (JEFF VALENTINE)  
LOCATION: 8330 US HWY 14, SECTION 11, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: create residential lot to correct land use violation

**Attachments:** [11998 Staff Report](#)  
[11998 Town Action](#)  
[11998 Violation Notice - Illegal Structures Placement](#)  
[11998 CROSS PLAINS MAP](#)  
[11998 APP](#)

[11999](#) PETITION: REZONE 11999  
APPLICANT: JOHN AND CLARISE KALSCHEUR (C/O KIP KALSCHEUR)  
LOCATION: EAST OF 9180 W. MINERAL POINT RD, SECTION 20, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11999 Staff Report](#)  
[11999 density](#)  
[11999 CROSS PLAINS MAP](#)  
[11999 APP](#)

[12000](#)

PETITION: REZONE 12000  
APPLICANT: BARMAN LIVING TR (JOE BARMAN)  
LOCATION: 3818 GARFOOT RD, SECTION 20, TOWN OF CROSS PLAINS  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District  
REASON: create two residential lots via transfer of development rights (TDR), transferring a density unit from property owned by Ziegler in section 10 (parcels 070710183200 & 070703492500) to the Barman property

**Attachments:** [12000 Staff Report](#)  
[12000 Town Action](#)  
[12000 TDR-R density study](#)  
[12000 TDR-S density study-revised](#)  
[12000 DR allocation](#)  
[12000 TDR Easement](#)  
[12000 Previous TDR \(11973\) notice](#)  
[12000 CROSS PLAINS MAP](#)  
[12000 APP](#)

[12001](#)

PETITION: REZONE 12001  
APPLICANT: ELIZABETH J KRANTZ (C/O WAYNE KRANTZ)  
LOCATION: 3419 CTH P, SECTION 34, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: create two residential lots and one agricultural lot

**Attachments:** [12001 Staff Report](#)  
[12001 Town Action](#)  
[12001 density](#)  
[12001 CROSS PLAINS MAP](#)  
[12001 APP](#)

[12002](#)

PETITION: REZONE 12002  
APPLICANT: HALCYON TR (RON & SHEILA ENDRES)  
LOCATION: 3269 MOUND VIEW RD, SECTION 31, TOWN OF MIDDLETON  
CHANGE FROM: AT-5 Agriculture Transition District TO RR-4 Rural Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District  
REASON: shift property line between adjacent landowners to expand conservancy land

**Attachments:** [12002 Staff Report](#)  
[12002 MIDDLETON MAP](#)  
[12002 APP](#)

[12003](#)

PETITION: REZONE 12003  
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC (PUNKY SKAAR)  
LOCATION: 1885 SKAAR RD, SECTION 26, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-1 Single Family Residential District  
REASON: create two residential lots via transfer of development rights (TDR) from owner's other parcels 0711-354-9500-3 & 0711-361-9000-9

**Attachments:** [12003 Town Action](#)  
[12003 TDR Exhibit](#)  
[12003 Email request to change sending property](#)  
[12003 COTTAGE GROVE MAP](#)  
[12003 COTTAGE GROVE rev](#)

[12004](#)

PETITION: REZONE 12004  
APPLICANT: KRISTEN AND RANDY SWENSON  
LOCATION: 2326 SKAALEN RD, SECTION 34, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-2 Rural Residential District TO RR-4 Rural Residential District  
REASON: expand the size of a residential lot

**Attachments:** [12004 Staff Report](#)  
[12004 Town Action](#)  
[12004 PLEASANT SPRINGS MAP](#)  
[12004 APP](#)

[02610](#)

PETITION: CUP 02610  
APPLICANT: SN WINDY ACRES LLC (SCOTT NIEBUHR)  
LOCATION: 3160 COUNTY HWY J, SECTION 1, TOWN OF SPRINGDALE  
CUP DESCRIPTION: renew CUP to allow transient or tourist lodging (airbnb)

**Attachments:** [CUP 2610 Staff Report](#)  
[CUP 2610 Previous CUP 2504](#)  
[CUP 2610 SPRINGDALE MAP](#)  
[CUP 2610 APP](#)

[2023 OA-068](#)

AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE REVIEW PROCESS FOR CONDITIONAL USE PERMITS AND REZONES

**Sponsors:** DOOLAN

**Attachments:** [2023 OA-068](#)  
[2023 OA-068 FISCAL NOTE](#)  
[2023 OA-068 Memo to Towns](#)

**Legislative History**

12/22/23 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

12/22/23 County Board referred to the Personnel &  
Finance Committee  
This resolution was referred to the Personnel & Finance Committee

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

## F. Plats and Certified Survey Maps

[2023 LD-011](#) Preliminary Plat - Swalheim Business Park  
Town of Cottage Grove  
Staff recommends denial based on issues with Land Suitability, Ch.  
75.13

**Attachments:** [Swalheim report](#)  
[Swalheim Letter 01-03-24](#)  
[11960 CAL Notice](#)  
[210194-Preliminary Plat 111523  
acceptance](#)  
[Hydric Soils Map](#)  
[SM2022-0366 Permit Card 2023-03-21 134743](#)  
[SM2022-0366 Permit Review Letter 2023-03-21](#)

## G. Resolutions

## H. Ordinance Amendment

4. [2023 OA-068](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF  
ORDINANCES, REGARDING THE REVIEW PROCESS FOR  
CONDITIONAL USE PERMITS AND REZONES

**Sponsors:** DOOLAN

**Attachments:** [2023 OA-068](#)  
[2023 OA-068 FISCAL NOTE](#)  
[2023 OA-068 Memo to Towns](#)

**Legislative History**

12/22/23 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

12/22/23

County Board

referred to the Personnel &  
Finance Committee

This resolution was referred to the Personnel & Finance Committee

## I. Items Requiring Committee Action

## 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.*

608-266-4266