



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, November 28, 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 November 28, 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/webinar/register/WN_8AQmr1OaTr6mziUtejUdkw

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: 963 4063 8259

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: [Insert Email Address]

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-399](#) November 14, 2023 ZLR Committee Meeting Minutes

Attachments: [11-14-23 ZLR Work Meeting Minutes](#)

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

[11982](#) PETITION: REZONE 11982
APPLICANT: DALE & KAREN STENJEM
LOCATION: 3144 STATE HWY 134, SECTION 1, TOWN OF
CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1
Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11982 Staff Report](#)
[11982 Town Action](#)
[11982 Density Study](#)
[11982 CHRISTIANA MAP](#)
[11982 APP](#)

[11983](#) PETITION: REZONE 11983
APPLICANT: TOM WATSON
LOCATION: 1746 STATE HWY 73, SECTION 34, TOWN OF
CHRISTIANA
CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural
Mixed-Use District and RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11983 Staff Report](#)
[11983 Town Action](#)
[11983 Density Study - sending property](#)
[11983 Gunnulson Farm Map](#)
[11983 CHRISTIANA MAP](#)
[11983 APP](#)

[11984](#) PETITION: REZONE 11984
APPLICANT: CRAZY ACRES INC
LOCATION: SOUTH OF 782 HILLSIDE ROAD, SECTION 23,
TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16
Rural Mixed-Use District
REASON: creating one residential lot

Attachments: [11984 Staff Report](#)
[11984 Town Action](#)
[11984 Density Study](#)
[11984 ALBION MAP](#)
[11984 APP](#)

[11985](#) PETITION: REZONE 11985
APPLICANT: JOEL E HOUGAN
LOCATION: WEST OF 2390 COUNTY HWY BN, SECTION 22,
TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4
Rural Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and two agricultural lots

Attachments: [11985 Staff Report](#)
[11985 Town Action](#)
[11985 Density Study](#)
[11985 PLEASANT SPRINGS MAP](#)
[11985 APP](#)

[11986](#) PETITION: REZONE 11986
APPLICANT: MILJ INVESTMENTS (JOHN SCHNEIDER)
LOCATION: 103 LAKE COURT, SECTION 36, TOWN OF
ALBION
CHANGE FROM: SFR-08 Single Family Residential District TO
HAM-R Hamlet Residential District
REASON: zoning to allow residential home reconstruction

Attachments: [11986 Staff Report](#)
[11986 ALBION MAP](#)
[11986 APP](#)

[11987](#) PETITION: REZONE 11987
APPLICANT: TOM & KAREN WADDELL FAMILY TRUST
LOCATION: 1066 SUN PRAIRIE RD, SECTION 20, TOWN OF
YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1
Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11987 Staff Report](#)
[11987 Town Action](#)
[11987 Density Study](#)
[11987 YORK MAP](#)
[11987 APP](#)

[11988](#)

PETITION: REZONE 11988
APPLICANT: MAIER FARMS REAL ESTATE LLC
LOCATION: 6545 PATTON ROAD, SECTION 33, TOWN OF VIENNA
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: expanding an existing residential lot

Attachments: [11988 Staff Report](#)
[11988 Town Action](#)
[11988 Density Study](#)
[11988 VIENNA MAP.pdf](#)
[11988 APP Rev.pdf](#)

[11989](#)

PETITION: REZONE 11989
APPLICANT: JOSEPH AND ELIZABETH SEMERLING
LOCATION: 2230 & 2240 US HWY 51, SECTION 23, TOWN OF DUNN
CHANGE FROM: RR-2 Rural Residential District TO SFR-08 Single Family Residential District and RR-1 Rural Residential District
REASON: zoning compliance for land sale

Attachments: [11989 Staff Report](#)
[11989 Town Action](#)
[11989 DUNN MAP](#)
[11989 APP](#)

[2023 OA-049](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING THE DANE COUNTY COMPREHENSIVE PLAN, UPDATING THE FARMLAND PRESERVATION PLAN AND DELETING OBSOLETE LANGUAGE

Sponsors: DOOLAN, ENGELBERGER and RITT

Attachments: [2023 OA-49 Ordinance Text.pdf](#)
[2023 OA-49 Summary Presentation.pdf](#)
[2023 OA-49 staff memo.pdf](#)
[Community notice.pdf](#)
[Minutes of the September 19, 2023 ZLR Cultural Resources Planning St](#)
[2023_09_18_DRAFT_Cultural_Resources_Plan_Language.pdf](#)
[DATCP FPP certification.pdf](#)
[FPP Amendment Cover letter Dane County 2023.pdf](#)
[Online Farmland Preservation Plan Map Viewer](#)
[FPP 10 Farmland Preservation Plan Map August 2023 Changes.pdf](#)
[Farmland Preservation Plan Map E Size 2023 Submittal.pdf](#)
[Adopted Dane County Comprehensive Plan](#)
[2022 Adopted Farmland Preservation Plan](#)
[Town of Pleasant Springs comments 2023-OA-49 & 2023-OA-58.pdf](#)

Legislative History

9/22/23 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2023 OA-058](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF OREGON COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN and BOLLIG

Attachments: [2023-OA-58](#)
[2023 OA 58 staff memo.pdf](#)
[2023-OA-58 Community notice.pdf](#)
[Link to online Town of Oregon plan viewer](#)
[Ordinance 99 Comprehensive Plan Signed.pdf](#)
[05-2023 Comprehensive Plan Amendments.pdf](#)

Legislative History

10/20/23

County Board

referred to the Zoning & Land
Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

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