



# 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, May 10, 2022

6:30 PM

Virtual meeting

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**Zoom Webinar ID: 966 9293 6490**

The May 10, 2022 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\\_02YtQSTHT\\_-N18tSvRDuCA](https://zoom.us/webinar/register/WN_02YtQSTHT_-N18tSvRDuCA)

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: 966 9293 6490

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. Election of Officers**

**D. Consideration of Minutes**

[2022 MIN-015](#) Minutes of the April 12, 2022 Zoning and Land Regulation Committee meeting

**Attachments:** [4-12-22 ZLR Work Meeting Minutes.pdf](#)

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

[11813](#) PETITION: REZONE 11813  
APPLICANT: BRYCE & AMBER SIME  
LOCATION: 936 STARR SCHOOL ROAD, SECTION 13, TOWN OF RUTLAND  
CHANGE FROM: GC General Commercial District TO RR-4 Rural Residential District, GC General Commercial District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving Area  
REASON: rezoning property to be used as a residential lot

**Attachments:** [11813 Staff Report](#)  
[11813 Town Action Report](#)  
[11813 Density Study \(TDR Sending Property\)](#)  
[11813 App](#)  
[11813 Map](#)

[11814](#) PETITION: REZONE 11814  
APPLICANT: JASON & KELLI KIRCH  
LOCATION: NORTH OF 7161 TAYLOR ROAD, SECTION 19, TOWN OF ROXBURY  
CHANGE FROM: RR-8 Rural Residential District TO RR-1 Rural Residential District  
REASON: creating three residential lots

**Attachments:** [11814 Staff Report](#)  
[11814 Town Action Report](#)  
[11814 App](#)  
[11814 Map](#)

[11815](#) PETITION: REZONE 11815  
APPLICANT: BRUCE AND PATRICA BIERMEIER  
LOCATION: 1281 BURVE ROAD, SECTION 8, TOWN OF DEERFIELD  
CHANGE FROM: RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11815 Staff Report](#)  
[11815 Town Action Report](#)  
[11815 App](#)  
[11815 Map](#)

[11816](#) PETITION: REZONE 11816  
APPLICANT: MORSCHAUSER FAMILY TR  
LOCATION: 4435 OAK PARK ROAD, SECTION 8, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11816 Staff Report](#)  
[11816 Town Action Report](#)  
[11816 Density Study](#)  
[11816 App](#)  
[11816 Map](#)

[11817](#) PETITION: REZONE 11817  
APPLICANT: SHOLTS SURVIVORS TR, JOYCE M  
LOCATION: EAST OF 4549 COUNTY HWY A, SECTION 18, TOWN OF RUTLAND  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11817 Staff Report](#)  
[11817 Town Action Report](#)  
[11817 Density Study](#)  
[11817 App](#)  
[11817 Map](#)

[11818](#) PETITION: REZONE 11818  
APPLICANT: KEITH JELLE  
LOCATION: 8365 RIDGE ROAD, SECTION 26, TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11818 Staff Report.pdf](#)  
[11818 Town.pdf](#)  
[11818 density.pdf](#)  
[11818 Map](#)  
[11818 App](#)

[11819](#) PETITION: REZONE 11819  
APPLICANT: JOHN T JOHNSON  
LOCATION: SOUTH OF 7843 BIG TIMBER TRAIL, SECTION 6, TOWN OF MIDDLETON  
CHANGE FROM: AT-5 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11819 Staff Report.pdf](#)  
[11819 Town.pdf](#)  
[11819 Map](#)  
[11819 App](#)

[11820](#)

PETITION: REZONE 11820  
APPLICANT: JAMESON RENTALS LLC  
LOCATION: SOUTHEAST CORNER OF US HWY 51 AND COUNTY  
HWY A, SECTION 9, TOWN OF ALBION  
CHANGE FROM: RM-16 Rural Mixed-Use District TO HC Heavy  
Commercial District  
REASON: allow for commercial trailer sales

**Attachments:** [11820 Staff Report](#)  
[11820 Town Action Report](#)  
[11820 Operations Plan](#)  
[11820 Site Plan](#)  
[11820 Lighting Plan](#)  
[11820 App](#)  
[11820 Map](#)

[11821](#)

PETITION: REZONE 11821  
APPLICANT: ROBERT & LOU ANN BONJOUR  
LOCATION: 7050 TAYLOR ROAD AND SOUTH OF 7050 TAYLOR  
ROAD, SECTION 19, TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural  
Residential District, FP-35 Farmland Preservation District TO RR-2  
Rural Residential District  
REASON: separating existing residence from the farmland and  
creating a new residential lot

**Attachments:** [11821 Staff Report](#)  
[11821 Town Action Report](#)  
[11821 Density](#)  
[11821 App](#)  
[11821 Map](#)

[11822](#) PETITION: REZONE 11822  
APPLICANT: JEFFREY R & DAWN AUBY  
LOCATION: EAST OF 2614 KOSHKONONG ROAD, SECTION 9,  
TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural  
Residential District  
REASON: creating one residential lot

**Attachments:** [11822 Staff Report](#)  
[11822 Town Action Report](#)  
[11822 TDR Sending Property Density](#)  
[11822 App](#)  
[11822 Map](#)

[11823](#) PETITION: REZONE 11823  
APPLICANT: MICHAEL LEE SCHMITZ  
LOCATION: 8617 MESSERSCHMIDT ROAD, SECTION 27, TOWN  
OF SPRINGDALE  
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural  
Residential District, AT-35 Agriculture Transition District TO RR-2  
Rural Residential District, AT-35 Agriculture Transition District TO  
RM-16 Rural Mixed-Use District  
REASON: creating two residential lots

**Attachments:** [11823 Staff Report](#)  
[11823 Town Action Report](#)  
[11823 App](#)  
[11823 Map](#)

[11824](#) PETITION: REZONE 11824  
APPLICANT: EPIC SYSTEMS CORPORATION C/O JAMES  
SCHUMACHER  
LOCATION: 7391 COUNTY HWY PD AND LANDS WEST OF  
NORTHERN LIGHTS ROAD, SECTION 9, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO RI Rural  
Industrial District  
REASON: allow for a grading contractor operation

**Attachments:** [11824 Staff Report.pdf](#)  
[11824 Town Action Report.pdf](#)  
[11824 App](#)  
[11824 Map](#)

[02558](#) PETITION: CUP 02558  
APPLICANT: JEFFREY RIEGERT  
LOCATION: 3363 PETERSON ROAD, SECTION 12, TOWN OF DUNN  
CUP DESCRIPTION: limited family business

**Attachments:** [CUP 2558 Staff Report](#)  
[CUP 2558 Town Action Report](#)  
[CUP 2558 App](#)  
[CUP 2558 Map](#)

[02559](#) PETITION: CUP 02559  
APPLICANT: HEATHER & CHRISTOPHER DYER  
LOCATION: 4075 VILAS ROAD, SECTION 16, TOWN OF COTTAGE GROVE  
CUP DESCRIPTION: 10.103(12) limited family business - business office

**Attachments:** [CUP 2559 Staff Report](#)  
[CUP 2559 Town Action Report](#)  
[CUP 2559 App](#)  
[CUP 2559 Map](#)

[02560](#) PETITION: CUP 02560  
APPLICANT: STEPHAN AND ALEX MESDJIAN  
LOCATION: 2903 BIBLE CAMP ROAD, SECTION 9, TOWN OF DUNN  
CUP DESCRIPTION: transient or tourist lodging

**Attachments:** [CUP 2560 Staff Report](#)  
[CUP 2560 Town Action Report](#)  
[CUP 2560 Short Term Rental House Rules](#)  
[CUP 2560 App](#)  
[CUP 2560 Map](#)  
[CUP 2560 Email in opposition.pdf](#)  
[CUP 2560 Email in opposition attachment.pdf](#)

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





## H. Resolutions

## I. Ordinance Amendment

## J. Items Requiring Committee Action

## K. Reports to Committee

[2022 RPT-021](#) Report of approved Certified Survey Maps

**Attachments:** [Apr 2022](#)

## L. Other Business Authorized by Law

## M. 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.*