



# 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, June 25, 2019

6:30 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

**A. Call to Order**

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

**C. Consideration of Minutes**

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

[11422](#)

PETITION: REZONE 11422

APPLICANT: DAVID R ESSER

LOCATION: SOUTH OF 6587 HYSLOP ROAD, SECTION 35, TOWN OF DANE

CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District

REASON: creating three residential lots

**Attachments:** [11422 Staff Report](#)

[11422 Town](#)

[11422 Density](#)

[11422 Density 2](#)

[11422 Letter of Opposition](#)

[11422 Map](#)

[11422 APP](#)

[11423](#) PETITION: REZONE 11423  
APPLICANT: JAMES JELINEK  
LOCATION: 89 WINNEBAGO DRIVE, SECTION 36, TOWN OF ALBION  
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District  
REASON: need for a reduced minimum setback for the rear yard

**Attachments:** [11423 Staff Report](#)  
[11423 Town](#)  
[11423 Map](#)  
[11423 APP](#)

[11424](#) PETITION: REZONE 11424  
APPLICANT: JOHN J TAHLIER  
LOCATION: NORTH OF 2934 COUNTY HIGHWAY W, SECTION 6, TOWN OF CHRISTIANA  
CHANGE FROM: SFR-1 Single Family Residential District TO RR-2 Rural Residential District  
REASON: zoning compliance to construct a single family residence

**Attachments:** [11424 Staff Report](#)  
[11424 Town](#)  
[11424 Map](#)  
[11424 APP](#)

[11425](#) PETITION: REZONE 11425  
APPLICANT: KELLER FAMILY FARMS LLC  
LOCATION: SOUTH OF EAST PERRY CENTER ROAD, SECTION 12, TOWN OF PERRY  
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District and CO-1 Conservancy District  
REASON: dividing land for farming and hunting purposes

**Attachments:** [11425 Staff Report](#)  
[11425 Town](#)  
[11425 Map](#)  
[11425 APP](#)

[11426](#) PETITION: REZONE 11426  
APPLICANT: RICHARD A FIZZELL  
LOCATION: EAST OF 895 STORYTOWN ROAD, SECTION 17,  
TOWN OF OREGON  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural  
Mixed-Use District  
REASON: creating one residential lot

**Attachments:** [11426 Staff Report](#)  
[11426 Town](#)  
[11426 Density](#)  
[11426 Map](#)  
[11426 APP](#)

[11427](#) PETITION: REZONE 11427  
APPLICANT: JEFFERY S MOERKE  
LOCATION: EAST OF 4509 STATE HIGHWAY 73, SECTION 4,  
TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural  
Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11427 Staff Report](#)  
[11427 Town](#)  
[11427 Pages from Town Plan](#)  
[11427 Map](#)  
[11427 revision map](#)  
[11427 APP](#)

[11428](#) PETITION: REZONE 11428  
APPLICANT: TARA L RINDY  
LOCATION: 418 PEERLESS ROAD, SECTION 25, TOWN OF  
PRIMROSE  
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural  
Residential, FP-35 Farmland Preservation District TO RR-4 Rural  
Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11428 Staff Report](#)  
[11428 Town](#)  
[11428 Map](#)  
[11428 APP](#)

[11429](#) PETITION: REZONE 11429  
APPLICANT: TOWN OF MEDINA  
LOCATION: VARIOUS LOCATIONS, WITH IN, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural  
Mixed-Use District  
REASON: zoning change initiated by Town for zoning compliance

**Attachments:** [11429 Staff Report](#)  
[11429 APP](#)

[11430](#) PETITION: REZONE 11430  
APPLICANT: CRAIG R FONZEN  
LOCATION: 2410 BADGER LANE, SECTION 36, TOWN OF  
MADISON  
CHANGE FROM: SFR-08 Single Family Residential District TO GC  
General Commercial District  
REASON: expanding commercial site by purchasing a portion of two  
adjacent residential properties

**Attachments:** [11430 Staff Report](#)  
[11430 Town](#)  
[11430 Site Plan & renderings](#)  
[11430 Map](#)  
[11430 APP](#)

[11431](#) PETITION: REZONE 11431  
APPLICANT: MADISON GAS & ELECTRIC COMPANY  
LOCATION: 5723 US HIGHWAY 51, SECTION 17, TOWN OF BURKE  
CHANGE FROM: UTR Utility, Transportation and ROW District TO  
AT-35 Agriculture Transition District  
REASON: land to be used for solar array farm

**Attachments:** [11431 Staff Report](#)  
[11431 Map](#)  
[11431 App](#)

[CUP 02472](#) PETITION: CUP 02472  
APPLICANT: MADISON GAS & ELECTRIC COMPANY  
LOCATION: 5723 US HIGHWAY 51, SECTION 17, TOWN OF BURKE  
CUP DESCRIPTION: Solar Array Farm

**Attachments:** [CUP 2472 Staff Report](#)  
[CUP 2472 Map](#)  
[11431 CUP 2472 BURKE](#)

[CUP 02468](#) PETITION: CUP 02468  
APPLICANT: RACHEL HALVERSON AND TRIERWEILER  
CONSTRUCTION  
LOCATION: 1320 E CHURCH ROAD, SECTION 30, TOWN OF  
CHRISTIANA  
CUP DESCRIPTION: temporary concrete batch plant

**Attachments:** [CUP 2468 Staff Report](#)  
[CUP 2468 Town](#)  
[CUP 2468 Spill prevention](#)  
[CUP 2468 Map](#)  
[CUP 02468 APP](#)

[CUP 02469](#) PETITION: CUP 02469  
APPLICANT: KALTENBERG FARM PARTNERSHIP LLP  
LOCATION: 5116-5118 EASY STREET, SECTION 35, TOWN OF  
VIENNA  
CUP DESCRIPTION: allow an accessory building up to 16 feet in  
height

**Attachments:** [CUP 2469 Staff Report](#)  
[CUP 2469 Town](#)  
[CUP 2469 Map](#)  
[CUP 02469 APP](#)

[CUP 02470](#)      PETITION: CUP 02470  
APPLICANT: GLACIAL DRUMLIN HOUSE LLC  
LOCATION: 4466 WIND CHIME WAY, SECTION 11, TOWN OF  
COTTAGE GROVE  
CUP DESCRIPTION: transient or tourist lodging

**Attachments:**   [CUP 2470 Staff Report](#)  
[CUP 2470 Town](#)  
[CUP 2470 Map](#)  
[CUP 02470 APP](#)

[CUP 02471](#)      PETITION: CUP 02471  
APPLICANT: JOSEPH C DISALVO  
LOCATION: 7079 FRENCHTOWN ROAD, SECTION 22, TOWN OF  
MONTROSE  
CUP DESCRIPTION: allow accessory building up to 16 feet in height

**Attachments:**   [CUP 2471 Staff Report](#)  
[CUP 2471 Town](#)  
[CUP 2471 Map](#)  
[CUP 02471 APP](#)

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

[11392](#)

PETITION: REZONE 11392  
APPLICANT: RICHARD L GRAMS  
LOCATION: 271, 272, AND 279 COUNTY HIGHWAY BB, SECTION 12, TOWN OF DEERFIELD  
CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO A-2 Agriculture District, RH-1 Rural Homes District TO A-2 Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District  
REASON: shifting property lines of existing lots and creating one agricultural lot

- Attachments:** [11392 Staff Update](#)  
[11392 Town](#)  
[11392 Grams revised map](#)  
[11392 revised CSM](#)  
[11392 Density](#)  
[11392 APP](#)

**Legislative History**

3/26/19	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KNOLL, seconded by PETERS, to postpone action until town action is received. The motion carried by the following vote: 3-0. Passed

[02450](#)

PETITION: CUP 02450  
APPLICANT: DEFOREST, VILLAGE OF  
LOCATION: 4209 ANDERSON ROAD, SECTION 9, TOWN OF BURKE  
CUP DESCRIPTION: amend conditions for an existing communication tower

- Attachments:** [CUP 2450 Staff Update](#)  
[CUP 2450 Town](#)  
[CUP 2450 FAA Determination Letter](#)  
[CUP 2450 BOA approval](#)  
[CUP 2450 Map](#)  
[CUP 02450 APP](#)  
[Existing CUP 2032](#)

**Legislative History**





[2019 LD-009](#) Certified Survey Map - Steinhauer  
Town of Springdale  
Staff recommends approval of the land division.

**Attachments:** [Report](#)  
[20190513122854](#)  
[SD CSM 10273 \(William Steinhauer farm sec 29\) REVISED 2019](#)  
[Steinhauer CSM memo REVISED](#)

[2019 LD-007](#) Land Division Waiver - Town of Perry  
Ch. 75.19(1)(k), 75.19(1)(o) Street rights-of-way width

**Attachments:** [Waiver](#)

[2019 LD-008](#) Preliminary Plat - Kennedy Hills  
Town of Cottage Grove  
Staff recommends conditional approval

**Attachments:** [conditional approval](#)  
[19-10](#)  
[16 prelim no contour](#)  
[Cottage Kennedy Hills Subdivision Review 5 2019](#)

## G. Resolutions

## H. Ordinance Amendment

## 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.*