



# 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, October 22, 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

[2019 MIN-269](#) Minutes of the October 7, 2019 Zoning and Land Regulation Committee meeting

**Attachments:** [10-7-19 ZLR Work meeting minutes](#)

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

[11479](#) PETITION: REZONE 11479  
APPLICANT: STOUGHTON FARMS INC  
LOCATION: NORTH OF 4198 OLD STONE ROAD, SECTION 21, TOWN OF RUTLAND  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separation of residence and buildings from farmland and creating one new residential lot

**Attachments:** [11479 Staff Report](#)

[11479 Town](#)

[11479 Density](#)

[11479 Map](#)

[11479 APP](#)

[11480](#)

PETITION: REZONE 11480  
APPLICANT: MEINHOLZ LIVING TR  
LOCATION: 5461 MILLER FARM ROAD, SECTION 23, TOWN OF BLACK EARTH  
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes District AND A-4 Agriculture District  
REASON: creating one residential lot

**Attachments:** [11480 Staff Report](#)

- [11480 Town](#)
- [11480 Density](#)
- [11480 Map](#)
- [11480 APP](#)

[11481](#)

PETITION: REZONE 11481  
APPLICANT: TOWN OF COTTAGE GROVE  
LOCATION: VARIOUS PROPERTIES WITHIN THE TOWN OF COTTAGE GROVE  
CHANGE FROM: Various zoning districts  
REASON: Blanket Rezone to correct zoning district map

**Attachments:** [11481 Staff Report](#)

- [11481 Town](#)
- [11481 MAP](#)
- [11481 APP](#)

[11482](#)

PETITION: REZONE 11482  
APPLICANT: CURTIS D ABEL  
LOCATION: WEST OF 19 COUNTY HIGHWAY A, SECTION 1, TOWN OF ALBION  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11482 Staff Report](#)

- [11482 Town](#)
- [11482 Density](#)
- [11482 Map](#)
- [11482 APP](#)

[11483](#)

PETITION: REZONE 11483  
APPLICANT: JUSTAMERE FARMS INC  
LOCATION: SOUTH OF 104 DANKS ROAD, SECTION 31, TOWN OF DUNKIRK  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11483 Staff Report](#)

[11483 Town](#)

[11483 Density \(TDR Sending Property\)](#)

[11483 Density \(TDR Receiving Property\)](#)

[11483 Dunkirk Limited TDR policy](#)

[11483 Map](#)

[11483 APP](#)

[11484](#)

PETITION: REZONE 11484  
APPLICANT: TOKEN PROPERTIES LLC  
LOCATION: 6332 PORTAGE ROAD, SECTION 3, TOWN OF BURKE  
CHANGE FROM: HAM-M Hamlet Mixed-Use District AND SFR-08 Single Family Residential District TO HC Heavy Commercial District  
REASON: create a commercial lot for mini storage units

**Attachments:** [11484 Staff Report](#)

[11484 Map](#)

[11484 APP](#)

[11485](#)

PETITION: REZONE 11485  
APPLICANT: DAVID J HRUBY  
LOCATION: SOUTH OF 6531 MATZ ROAD, SECTION 35, TOWN OF ROXBURY  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11485 Staff Report](#)

[11485 Town](#)

[11485 Density](#)

[11485 Map](#)

[11485 APP](#)

[11486](#)

PETITION: REZONE 11486  
APPLICANT: LAUFENBERG REV TR, ANTHONY P & ALYCE J  
LOCATION: 5604 BOX ELDER ROAD, SECTION 14, TOWN OF MEDINA  
CHANGE FROM: FP-35 General Farmland Preservation District TO FP-1 Small Lot Farmland  
Preservation District AND RM-8 Rural Mixed-Use District  
REASON: separating existing residence from farmland

**Attachments:** [11486 Staff Report](#)

[11486 Town](#)

[11486 Density](#)

[11486 Map](#)

[11486 APP](#)

[11487](#)

PETITION: REZONE 11487  
APPLICANT: CHARLES E BLACKBOURN  
LOCATION: 200 GOEDE ROAD, SECTION 35, TOWN OF ALBION  
CHANGE FROM: RR-8 Rural Residential District TO RR-8 Rural Residential District  
REASON: removal of deed restriction from existing lot

**Attachments:** [11487 Staff Report](#)

[11487 Town](#)

[11487 Map](#)

[11487 APP](#)

[11495](#)

PETITION: REZONE 11495  
APPLICANT: TOWN OF DUNN  
LOCATION: VARIOUS PARCELS THROUGHOUT TOWN OF DUNN  
CHANGE FROM: RM-16 (Rural Mixed-Use, 16 acres and up) District TO RR-4 (Rural  
Residential, 4 to 8 acres) District, RM-8 (Rural Mixed-Use, 8 to 16 acres) District TO FP-1  
(Small-lot Farmland Preservation) District  
REASON: blanket rezoning to resolve town concerns with new ordinance designations

**Attachments:** [11495 Staff Report](#)

[11495 Town Statement](#)

[11495 Dunn Blanket Rezone Parcel List](#)

[11495 Map NW](#)

[11495 Map SE](#)

[11495 Map SW](#)

[11495 Map NE](#)

[11495 APP](#)

[CUP 2480](#)

PETITION: CUP 02480  
APPLICANT: SANDRA S DAHL  
LOCATION: 3276 HIGH POINT ROAD, SECTION 35, TOWN OF MIDDLETON  
CUP DESCRIPTION: expansion of existing school

- Attachments:** [CUP 2480 Staff Report](#)  
[CUP 2480 Town](#)  
[CUP 2480 Map](#)  
[CUP 02480 APP](#)  
[CUP 02480 Additional info](#)

[2019 OA-011](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE  
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE  
PLAN

- Attachments:** [2019 OA-011](#)  
[2019 OA-011 staff report](#)

**Legislative History**

9/6/19 County Board referred to the Zoning & Land  
Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

[2019 OA-013](#)

AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

- Attachments:** [2019-OA-13](#)  
[FPP Amendment Cover letter Dane County 2019](#)  
[2019 FPP amendments](#)

**Legislative History**

9/20/19 County Board referred to the Zoning & Land  
Regulation Committee  
These Ordinance were referred to the Zoning & Land Regulation Committee

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

11458

PETITION: REZONE 11458  
APPLICANT: BUCKYS PORTABLE TOILETS INC  
LOCATION: LANDS SOUTH OF 1185 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential  
District AND HC Heavy Commercial District  
REASON: expansion of commercial district and creating a residential lot

**Attachments:** [11458 Staff Update](#)

[11458 Town](#)

[11458 Density](#)

[11458 Map](#)

[11458 APP](#)

**Legislative History**

8/27/19	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by WEGLEITNER, seconded by AUDET, to postpone until the town action report is received. The motion carried by the following vote: 4-0. Passed

11472

PETITION: REZONE 11472  
APPLICANT: MARK A & JOANN M HALVERSON  
LOCATION: 1061 HILLCREST ROAD, SECTION 4, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 General Farmland Preservation District TO RM-8 Rural Mixed-Use  
District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11472 Staff Update](#)

[11472 Town](#)

[11472 Density](#)

[11472 Map](#)

[11472 APP](#)

**Legislative History**

9/24/19	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by PETERS, seconded by KNOLL, to postpone action on the petition until the town action report is received. The motion carried by the following vote: 5-0 Passed



[2019 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE  
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE  
PLAN

**Attachments:** [2019 OA-011](#)  
[2019 OA-011 staff report](#)

**Legislative History**

9/6/19 County Board referred to the Zoning & Land  
Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

[2019 OA-013](#) AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

**Attachments:** [2019-OA-13](#)  
[FPP Amendment Cover letter Dane County 2019](#)  
[2019 FPP amendments](#)

**Legislative History**

9/20/19 County Board referred to the Zoning & Land  
Regulation Committee  
These Ordinance were referred to the Zoning & Land Regulation Committee

## I. Items Requiring Committee Action

### Budget Discussion and Amendments

[2019 ACT-162](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE  
PROPOSED 2020 OPERATING BUDGET

**Attachments:** [Operating Amends 10-22-19](#)

[2019 ACT-163](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE  
PROPOSED 2020 CAPITAL BUDGET

## 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.*