



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?

Tuesday, July 27, 2021

6:30 PM

Remote Meeting

ZOOM Webinar Meeting ID: 861 7002 5452

The July 27, 2021 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://us02web.zoom.us/webinar/register/WN_qr1izh6KRWOXI2YNTqaD7A

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: 861 7002 5452

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to 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 ntwam qhov txheej txheem rau cov ntaub ntwav ntxiv.

A. Call to Order

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

C. Consideration of Minutes

[2021 MIN-167](#) Minutes of the July 13, 2021 Zoning and Land Regulation Committee meeting

Attachments: [7-13-21 ZLR Work meeting minutes](#)

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

[11711](#)

PETITION: REZONE 11711
APPLICANT: PATRICK J LEMAHIEU / ELOISE ANDERSON
LOCATION: 5347 MISSOURI ROAD, SECTION 22, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11711 Staff Report.pdf](#)
[11711 Town Action Report.pdf](#)
[11711 Density](#)
[11711 Map](#)
[11711 APP](#)

[11712](#)

PETITION: REZONE 11712
APPLICANT: BUSSIAN LIVING TR
LOCATION: NORTH OF 7750 KRAUS ROAD, SECTION 5, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11712 Staff Report.pdf](#)
[11712 Town Action Report.pdf](#)
[11712 Density.pdf](#)
[11712 Map](#)
[11712 APP](#)

[11713](#)

PETITION: REZONE 11713
APPLICANT: TODD JOURDAN & NANCY SPELSBERG
LOCATION: 3795 OAK PARK ROAD, SECTION 20, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District,
SFR-08 Single Family Residential District TO RR-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11713 Staff Report](#)
[11713 Town Action Report](#)
[11713 Density](#)
[11713 Map](#)
[11713 APP](#)

[11714](#)

PETITION: REZONE 11714
APPLICANT: JACOB & LINDA REPPEN
LOCATION: 444 ALBION ROAD, SECTION 27, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11714 Staff Report](#)
[11714 Town Action Report](#)
[11714 Density](#)
[11714 Map](#)
[11714 APP](#)

[11715](#)

PETITION: REZONE 11715
APPLICANT: SYED, GHOSIA, AND IMRAN NIZAMUDDIN
LOCATION: 9039 COUNTY HIGHWAY S, SECTION 5, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: creating four residential lots

Attachments: [11715 Staff Report.pdf](#)
[11715 Town Action Report.pdf](#)
[11715 density.pdf](#)
[11715 Map](#)
[11715 APP](#)

[11716](#)

PETITION: REZONE 11716
APPLICANT: F E MANAGEMENT LLC
LOCATION: 1151 BERLIN, SECTION 5, TOWN OF MEDINA
CHANGE FROM: RR-4 Rural Residential District TO GC General Commercial District
REASON: change zoning to allow the existing barn to be used for event venues

Attachments: [11716 Staff Report.pdf](#)
[11716 - Written Opposition](#)
[11716 Map](#)
[11716 APP](#)

[11717](#)

PETITION: REZONE 11717
APPLICANT: R MARSHALL & ARLENE COLBURN
LOCATION: NORTH OF 4335 SCHNEIDER DRIVE, SECTION 20, TOWN OF DUNN
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11717 Staff Report](#)
[11717 Town Action Report](#)
[11717 Density](#)
[11717 Map](#)
[11717 APP](#)

[11718](#)

PETITION: REZONE 11718
APPLICANT: NORBERT HAAG C/O VIRGIL HAAG
LOCATION: 656 PERRY CENTER ROAD, SECTION 23, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expand existing residential lot

Attachments: [11718 Staff Report.pdf](#)
[11718 Town Action Report.pdf](#)
[11718 Map](#)
[11718 APP](#)

11719

PETITION: REZONE 11719
APPLICANT: ARLIN O TEIGEN
LOCATION: 1069 TAYLOR LANE, SECTION 8, TOWN OF DUNKIRK
CHANGE FROM: RR-1 Rural Residential District TO RR-4 Rural Residential District, AT-35
Agriculture Transition District TO RR-4 Rural Residential District
REASON: expanding an existing residential lot

Attachments: [11719 Staff Report.pdf](#)
[11719 Town Action Report.pdf](#)
[11719 Density.pdf](#)
[11719 Map](#)
[11719 APP](#)

11720

PETITION: REZONE 11720
APPLICANT: JOHN F BECKER
LOCATION: SOUTH OF 4313 BUCKLEY ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [11720 Staff Report.pdf](#)
[11720 Town Action Report.pdf](#)
[11720 APP Revised.pdf](#)
[11720 Map.pdf](#)

11721

PETITION: REZONE 11721
APPLICANT: MELVIN F & KENDA SHOTLIFF
LOCATION: LAKE KEGENSA ROAD, SECTION 27, TOWN OF RUTLAND
CHANGE FROM: RR-4 Rural Residential District TO FP-1 Farmland Preservation District, FP-1
Farmland Preservation District TO RR-4 Rural Residential District
REASON: rezone existing residential lot back to farmland preservation , create new residential
lot

Attachments: [11721 Staff Report.pdf](#)
[11721 Town Action Report.pdf](#)
[11721 Density \(Sending prop\).pdf](#)
[11721 Density \(Receiving Prop\).pdf](#)
[11721 Map](#)
[11721 APP](#)

[11722](#)

PETITION: REZONE 11722
APPLICANT: RADL LIVING TR, JEFF & EDIE
LOCATION: 6776 COUNTY HIGHWAY KP, SECTION 27, TOWN OF ROXBURY
CHANGE FROM: RR-4 Rural Residential District TO FP-B Farmland Preservation Business District
REASON: allow for a farm business on the property

Attachments: [11722 Staff Report.pdf](#)
[11722 Town Action Report.pdf](#)
[11722 APP.pdf](#)
[11722 Map](#)

[11723](#)

PETITION: REZONE 11723
APPLICANT: CODY AND CARLI EILENFELDT
LOCATION: EAST OF 983 NULAND ROAD, SECTION 33, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11723 Staff Report](#)
[11723 Town Action Report](#)
[11723 Density \(TDR Sending Property\)](#)
[11723 Deerfield Limited TDR Policies](#)
[11723 TDR sending property map & legal description](#)
[11723 Map](#)
[11723 APP](#)

[11724](#)

PETITION: REZONE 11724
APPLICANT: LAVON M HOF LAND C/O PAUL KOJO
LOCATION: 1442 LAKE KEGONSA ROAD, SECTION 2, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11724 Staff Report.pdf](#)
[11724 Town Action Report.pdf](#)
[11724 Density.pdf](#)
[11724 Map](#)
[11724 APP](#)

[11725](#)

PETITION: REZONE 11725
APPLICANT: GORDON & ASHLEY BRUNNER
LOCATION: 4419 COUNTY HIGHWAY F, SECTION 7, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot for the existing residence and creating two agricultural lots

Attachments: [11725 Staff Report.pdf](#)
[11725 Town Action Report.pdf](#)
[11725 Map](#)
[11725 APP](#)

[11726](#)

PETITION: REZONE 11726
APPLICANT: WILLIAM & MARILYN IBACH
LOCATION: WEST OF 9208 JIM GARFOOT CIRCLE, SECTION 17, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11726 Staff Report.pdf](#)
[11726 Town Action Report.pdf](#)
[11726 Density.pdf](#)
[11726 Map](#)
[11726 APP](#)

[02522](#)

PETITION: CUP 02522
APPLICANT: RYAN MALMGREN & STACY RIEU
LOCATION: 2279 DAHLK CIRCLE, SECTION 24, TOWN OF SPRINGDALE
CUP DESCRIPTION: limited family business - sail manufacturing

Attachments: [CUP 2522 Staff Report.pdf](#)
[CUP 2522 Town Action Report.pdf](#)
[CUP 2522 Map](#)
[CUP 2522 APP revised.pdf](#)

[02523](#)

PETITION: CUP 02523
APPLICANT: TYROL PROPERTIES, LLC
LOCATION: 3506 BOHN ROAD, SECTION 28, TOWN OF VERMONT
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2523 Staff Report.pdf](#)
[CUP 2523 Town Action Report.pdf](#)
[CUP 2523 Map](#)
[CUP 2523 APP](#)
[CUP 2523 septic inspection report- Tyrol.pdf](#)

[02524](#)

PETITION: CUP 02524
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3487 BOHN ROAD, SECTION 33, TOWN OF VERMONT
CUP DESCRIPTION: outdoor assembly events - continuation of halloween and christmas events

Attachments: [CUP 2524 Staff Report.pdf](#)
[CUP 2524 Town Action Report.pdf](#)
[CUP 2524 Map](#)
[CUP 2524 APP](#)

[02525](#)

PETITION: CUP 02525
APPLICANT: HEARTLAND FARM SANCTUARY, INC
LOCATION: 424 US HIGHWAY 151, SECTION 6, TOWN OF ALBION
CUP DESCRIPTION: agriculture entertainment and farm related exhibitions (animal sanctuary)

Attachments: [CUP 2525 Staff Report.pdf](#)
[CUP 2525 Town Action Report.pdf](#)
[CUP 2525 Map](#)
[CUP 2525 APP](#)
[CUP 2525 Site & Operations Plans.pdf](#)

[2021 OA-002](#)

AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES,
REVISING VARIOUS SIGN REGULATION PROVISIONS

Sponsors: BOLLIG

Attachments: [2021 OA-002 Staff Memo](#)
[2021 OA-002](#)
[2021 OA-002 FISCAL NOTE](#)

Legislative History

4/23/21 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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

Please note that a public hearing has already been held for the agenda items listed below. Additional testimony will not be taken on the items unless requested by the Committee members.

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

[2021 OA-002](#) AMENDING CHAPTER 10 THE DANE COUNTY CODE OF ORDINANCES,
REVISING VARIOUS SIGN REGULATION PROVISIONS

Sponsors: BOLLIG

Attachments: [2021 OA-002 Staff Memo](#)
[2021 OA-002](#)
[2021 OA-002 FISCAL NOTE](#)

Legislative History

4/23/21 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

Questions? Contact Planning and Development Staff, 266-4266, or 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.