



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 26, 2022

6:30 PM

Hybrid Meeting: Attend in person at the City
County Building in Room 354; or Attend virtually
via phone/computer.

See below for additional instructions on how to attend the meeting and provide public testimony.

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.

The July 26, 2022 Zoning & 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 the City County Building, Room 354 (210 Martin Luther King Jr. Blvd, Madison). OR

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_SG62cW44Rka-76ypk70U9A

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: 921 7493 5191

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: plandev@countyofdane.com

A. Call to Order

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

C. Consideration of Minutes

[2022 MIN-169](#) Minutes of the June 28, 2022 Zoning and Land Regulation Committee meeting

Attachments: [6-28-22 ZLR Public Hearing Minutes.pdf](#)

[2022 MIN-170](#) Minutes of the July 12, 2022 Zoning and Land Regulation Committee meeting

Attachments: [7-12-22 ZLR Work Meeting Minutes.pdf](#)

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

[11852](#) PETITION: REZONE 11852
APPLICANT: RAYMOND L & DELORES DAHL
LOCATION: 1333 HOLZHUETER ROAD, SECTION 6, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from the farmland and creating one residential lot

Attachments: [11852 Staff Report](#)
[11852 Density Study.pdf](#)
[11852 Town Action Report](#)
[11852 App](#)
[11852 Map](#)

[11853](#) PETITION: REZONE 11853
APPLICANT: KEVIN W HAHN
LOCATION: 439 CENTER ROAD, SECTION 28, TOWN OF RUTLAND
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11853 Staff Report](#)
[11853 Town Action Report](#)
[11853 App](#)
[11853 Map](#)

[11854](#) PETITION: REZONE 11854
APPLICANT: NORBERT REPKA
LOCATION: 2014 MANHATTAN DRIVE, SECTION 28, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO MFR-08 Multi-Family Residential District
REASON: creating a condominium plat for 4 single-family residences

Attachments: [11854 Staff Report](#)
[11854 Letter of Opposition](#)
[11854 Pages from land division and development ordinance](#)
[11854 App](#)
[11854 Map](#)

[11855](#) PETITION: REZONE 11855
APPLICANT: G&G BROTHERS PROPERTIES LLC
LOCATION: 495 COUNTY HWY X, SECTION 29, TOWN OF ALBION
CHANGE FROM: RM-8 Rural Mixed-Use District TO FP-B Farmland
Preservation Business District, RM-8 Rural Mixed-Use District TO RR-1
Rural Residential District
REASON: creating one residential lot

Attachments: [11855 Staff Report](#)
[11855 App](#)
[11855 Map](#)

[11856](#) PETITION: REZONE 11856
APPLICANT: JOHAN STOKSTAD
LOCATION: EAST AND WEST OF 1111 MAPLE GROVE ROAD,
SECTION 8, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District, FP-35 Farmland Preservation District
TO RR-16 Rural Residential District
REASON: creating one residential lot and one agricultural lot

Attachments: [11856 Staff Report](#)
[11856 Density Study.pdf](#)
[11856 Map](#)
[11856 App](#)

[11857](#) PETITION: REZONE 11857
APPLICANT: HELLENBRAND LIVING TR
LOCATION: EAST OF 7240 LODI SPRINGFIELD ROAD, SECTION
20, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [11857 Staff Report](#)
[11857 Town Action Report](#)
[11857 Density Study](#)
[11857 App](#)
[11857 Map](#)

[11858](#) PETITION: REZONE 11858
APPLICANT: JOHN RUPCICH
LOCATION: WEST OF 6190 COUNTY HWY J, SECTION 20, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: adding additional lands onto an existing residential zoning boundary on a 56-acre property

Attachments: [11858 Staff Report.pdf](#)
[11858 Town Action Report.pdf](#)
[11858 App](#)
[11858 Map](#)

[11859](#) PETITION: REZONE 11859
APPLICANT: RON JENKINS
LOCATION: 5400 W. NETHERWOOD ROAD, SECTION 3, TOWN OF OREGON
CHANGE FROM: AT-35 Agriculture Transition District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: separating the existing residence from the farmland and shifting lot lines between two existing residential lots

Attachments: [11859 Staff Report.pdf](#)
[11859 Town Action Report](#)
[11859 App](#)
[11859 Map](#)

[11860](#) PETITION: REZONE 11860
APPLICANT: DANIEL & JACKLYN KALTENBERG
LOCATION: SOUTHEAST OF 6645 PATTON ROAD, SECTION 34, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11860 Staff Report](#)
[11860 Density](#)
[11860 Town Action Report](#)
[11860 App](#)
[11860 Map](#)

[11861](#)

PETITION: REZONE 11861
APPLICANT: BRINK FAMILY TR
LOCATION: South of 8289 COUNTY HWY G, SECTION 26, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District
REASON: creating 4 residential lots

Attachments: [11861 Staff Report.pdf](#)
[11861 Town Action.pdf](#)
[11861 density.pdf](#)
[11861 App Revised](#)
[11861 Map](#)

[11862](#)

PETITION: REZONE 11862
APPLICANT: CODY HELMER
LOCATION: 791 LAKE KEGONSA ROAD, SECTION 22, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: creating a residential lot and separating the existing residence from the farmland

Attachments: [11862 Staff Report](#)
[11862 Town Action Report](#)
[11862 Density Study](#)
[11862 App](#)
[11862 Map](#)

[11863](#) PETITION: REZONE 11863
APPLICANT: JEFF & CHARITY SWINEHART
LOCATION: NORTH OF 1397 SUNRISE ROAD, SECTION 5, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [11863 Staff Report](#)
[11863 Town Action Report](#)
[11863 Density Study](#)
[11863 App](#)
[11863 Map](#)

[11864](#) PETITION: REZONE 11864
APPLICANT: NICHOLAUS THOMPSON
LOCATION: NORTHWEST OF 8350 KRUCHTEN ROAD, SECTION 11, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11864 Staff Report](#)
[11864 Town Action Report](#)
[11864 Density](#)
[11864 App](#)
[11864 Map](#)

[11865](#) PETITION: REZONE 11865
APPLICANT: KEITH & TRISHA REOPELLE
LOCATION: 579 FISCH ROAD, SECTION 27, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: expanding existing residential zoning boundary

Attachments: [11865 Staff Report](#)
[11865 Town Action Report](#)
[11865 App](#)
[11865 Map](#)

[11866](#) PETITION: REZONE 11866
APPLICANT: WILLIAM K GARFOOT
LOCATION: WEST OF 2161 SPRINGDALE CENTER ROAD,
SECTION 28, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-16 Rural
Mixed-Use District
REASON: creating one residential lot

Attachments: [11866 Staff Report.pdf](#)
[11866 Town Action.pdf](#)
[11866 density.pdf](#)
[11866 Map](#)
[11866 App](#)

[11867](#) PETITION: REZONE 11867
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing
and Industrial District
REASON: allow the operation of a type 1 salvage yard

Attachments: [11867 Staff Report](#)
[11867 App](#)
[11867 Map](#)

[02570](#) PETITION: CUP 02570
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 ACKER ROAD, SECTION 8, TOWN OF BURKE
CUP DESCRIPTION: salvage yard

Attachments: [CUP 2570 Staff Report](#)
[CUP 2570 Operations Plan](#)
[CUP 2570 App](#)
[CUP 2570 Map](#)

[02569](#) PETITION: CUP 02569
APPLICANT: WISCONSIN POWER & LIGHT CO
LOCATION: 4017 TIMBER LANE, SECTION 13, TOWN OF CROSS
PLAINS
CUP DESCRIPTION: electrical distribution substation

Attachments: [CUP 2569 Staff Report](#)
[CUP 2569 Town Action Report](#)
[CUP 2569 Site Plan](#)
[CUP 2569 Operations Plan](#)
[CUP 2569 App](#)
[CUP 2569 Map](#)

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

[02562](#) PETITION: CUP 02562
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3502 COUNTY HWY JG, SECTION 34, TOWN OF
VERMONT
CUP DESCRIPTION: transient and tourist lodging

Attachments: [CUP 2562 Staff Update](#)
[CUP 2562 Town Action Report](#)
[CUP 2562 Map](#)
[CUP 2562 App](#)

Legislative History

5/24/22 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by DOOLAN, seconded by RATCLIFF, that the Conditional
Use Permit be postponed due to no town action. The motion carried by the
following vote: 5-0. Passed

[2021 DISC-069](#) Discussion regarding the definition and design of single-family residences

Attachments: [Memo on Single-family house design.pdf](#)
[Examples of residences.pdf](#)
[Policy on defining Single Family Residences.pdf](#)
[Types of dwellings.pdf](#)
[Possible Deed Restriction.pdf](#)

Legislative History

4/12/22	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KIEFER, seconded by PETERS, that the Discussion Item be postponed until such time as it can be brought before the new ZLR Committee at the appropriate time as designated by staff. The motion carried by the following vote: 4-0. Passed

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.