



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 25, 2023

6:30 PM

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

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

The July 25, 2023 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 Room 354, City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI.

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/s/93591449814>

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: 935 9144 9814

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

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. Consideration of Minutes

[2023 MIN-170](#) June 27, 2023 ZLR Committee Meeting Minutes

Attachments: [6-27-23 ZLR Public Hearing Minutes](#)

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

[11957](#) PETITION: REZONE 11957
APPLICANT: GLAUS PROPERTIES LLC
LOCATION: 6942 COUNTY HWY KP, SECTION 21, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District
REASON: zoning to allow agriculture-related business use

Attachments: [11957 Staff Report](#)
[11957 Town Action](#)
[11957 Density](#)
[11957 ROXBURY MAP](#)
[11957 Parking Plan](#)
[11957 APP](#)

[11958](#) PETITION: REZONE 11958
APPLICANT: ARTHUR POST
LOCATION: SOUTH OF 1573 STATE HWY 78, SECTION 3, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [11958 Staff Report](#)
[11958 Town Action](#)
[11958 Density](#)
[11958 MAP rev](#)
[11958 APP rev](#)

[11959](#) PETITION: REZONE 11959
APPLICANT: JAMES O. NOTSTAD LIVING TRUST
LOCATION: EAST OF NOTSTAD ROAD, SECTION 28, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11959 Staff Report](#)
[11959 Town Action](#)
[11959 Density Study](#)
[11959 MAP](#)
[11959 APP](#)

[11960](#)

PETITION: REZONE 11960
APPLICANT: DUANE P & CANDACE J SWALHEIM 2011 REV TRUST
LOCATION: NORTH OF 3436 N STAR ROAD, SECTION 27, TOWN
OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO GC General
Commercial District, FP-1 Farmland Preservation District TO UTR
Utility, Transportation and ROW District
REASON: zoning for a commercial business park development

Attachments: [11960 Staff Report](#)
[11960 Town Action](#)
[11960 LWRD Stormwater approval](#)
[11960 MAP](#)
[11960 APP](#)

[11961](#)

PETITION: REZONE 11961
APPLICANT: UNDER THE OAK TREES LLC
LOCATION: 3136 OAK ST, SECTION 4, TOWN OF PLEASANT
SPRINGS
CHANGE FROM: RR-4 Rural Residential District TO GC General
Commercial District
REASON: zoning to allow for institutional residential use

Attachments: [11961 Staff Report](#)
[11961 Deed Restriction - Under the Oak Trees LLC - DRAFT 06-29-23](#)
[11961 RR-4 District Fact Sheet](#)
[11961 GC District Fact Sheet](#)
[11961 MAP](#)
[11961 APP](#)
[11961 Dane Co Sherrif Letter of Support](#)

[02598](#)

PETITION: CUP 02598
APPLICANT: UNDER THE OAK TREES LLC
LOCATION: 3136 OAK STREET, SECTION 4, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: institutional residential and associated accessory uses

Attachments: [CUP 2598 Staff Report](#)
[CUP 2598 ADDENDUM 7-5-23](#)
[CUP 2598 Site Plans 5-17-23 full size](#)
[CUP 2598 MAP](#)
[CUP 2598 APP rev](#)

[11962](#)

PETITION: REZONE 11962
APPLICANT: MOUNT VERNON HILLS II LLC
LOCATION: LANDS WEST OF COUNTY HWY G AND NORTH OF DAVIS STREET, SECTION 34, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1 Single Family Residential District, AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District
REASON: create 7 residential lots and 1 residential spot zone

Attachments: [11962 Staff Report](#)
[11962 Town Action](#)
[11962 Density](#)
[11962 Concept Plan](#)
[11962 MAP](#)
[11962 APP](#)

[11963](#)

PETITION: REZONE 11963
APPLICANT: ROBERT W BOVY
LOCATION: 7648 COUNTY HWY PD, SECTION 8, TOWN OF VERONA
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, AT-35 Agriculture Transition District TO RR-8 Rural Residential District
REASON: expand the size of an existing residential lot

Attachments: [11963 Staff Report](#)
[11963 Town Action](#)
[11963 Bovy Access Easement Exhibit](#)
[11963 VERONA MAP](#)
[11963 APP](#)

[11964](#)

PETITION: REZONE 11964
APPLICANT: DUANE P & CANDACE J SWALHEIM 2011 REV TRUST
LOCATION: NORTH OF 3436 N. STAR ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: GC General Commercial District TO GC General Commercial District
REASON: amend existing deed restriction to allow outdoor storage as a conditional use

Attachments: [11964 Staff Report](#)
[11964 Town Action](#)
[11964 MAP](#)
[11964 APP](#)

[02599](#)

PETITION: CUP 02599 -- WITHDRAWN
APPLICANT: DAN AND MARLENE LA FLEUR
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF MIDDLETON
CUP DESCRIPTION: small-animal boarding facility

Attachments:

- [CUP 2599 Town Action](#)
- [CUP 2599 Staff Report](#)
- [CUP 2599 Site and Parking Plan](#)
- [CUP 2599 Interior Floor Plan](#)
- [CUP 2599 MIDDLETON MAP](#)
- [CUP 2599 APP](#)
- [CUP 2599 Pubic comment - opposition](#)
- [CUP 2599 Pubic comment - Smarrella Ogden opposition](#)

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

[11946](#)

PETITION: REZONE 11946
APPLICANT: MATTHEW L LEWKE
LOCATION: 42 MULLER ROAD, SECTION 12, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating two residential lots (one for an existing residence) and one agricultural lot

Attachments:

- [11946 Staff Update](#)
- [11946 Town Action](#)
- [11946 Density](#)
- [11946 Revised CSM](#)
- [11946 MAP](#)
- [11946 YORK rev](#)

Legislative History

6/27/23	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be postponed to due to no town action. The motion carried by the following vote: 4-0. Passed

F. Plats and Certified Survey Maps

[2023 LD-002](#)

Final Plat - Evan's Crossing

Town of Middleton

Consideration of the September 10, 2022 conditional approval and execution of the plat document pursuant to established committee policy.

Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditional approval](#)
[220912 Final Plat \(08-17-22\)](#)
[planning](#)
[map](#)

G. Resolutions

H. Ordinance Amendment

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.

(608) 266-4266

