



Dane County

Meeting Agenda - Final-revised

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, August 22, 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 August 22, 2023 Zoning and 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/j/96935595672>

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: 969 3559 5672

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-208](#) July 25, 2023 ZLR Committee Meeting Minutes

Attachments: [7-25-23 ZLR Public Hearing Minutes](#)

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

[11965](#) PETITION: REZONE 11965
APPLICANT: CRAIG A ZIEGLER AND TAMMY REEFE
LOCATION: 5497 CUBA VALLEY ROAD, SECTION 34, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11965 Staff Report](#)

[11965 Density](#)

[11965 Town Action](#)

[11965 VIENNA MAP](#)

[11965 APP](#)

[11966](#) PETITION: REZONE 11966
APPLICANT: NATHANIEL AND MARTHA SNYDER
LOCATION: 4300 VILAS HOPE ROAD, SECTION 7, TOWN OF COTTAGE GROVE
CHANGE FROM: SFR-08 Single Family Residential District TO TFR-08 Two Family Residential District
REASON: zoning to allow for two-family residential use

Attachments: [11966 Staff Report](#)

[11966 Town Action](#)

[11966 MAP](#)

[11966 APP](#)

[11967](#) PETITION: REZONE 11967
APPLICANT: ALLAN G & LORA S BREUNIG REV LIVING TR
LOCATION: WEST OF 8230 COUNTY HIGHWAY Y, SECTION 14, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11967 Staff Report](#)

[11967 Town Action](#)

[11967 Density](#)

[11967 MAP](#)

[11967 APP](#)

[02600](#) PETITION: CUP 02600
APPLICANT: JAMES AND PRISCILLA LAUFENBERG
LOCATION: 8250 N RILEY RD, SECTION 35, TOWN OF CROSS
PLAINS
CUP DESCRIPTION: livestock on a parcel less than 5 acres

Attachments: [CUP 2600 Staff Report](#)
[CUP 2600 Town Action](#)
[CUP 2600 CROSS PLAINS MAP](#)
[CUP 2600 APP revised](#)
[CUP 2600 Public comment - Wilson](#)
[CUP 2600 Public comment - Yahr](#)
[CUP 2600 Public comment - Riggs](#)
[CUP 2600 Public comment - Latimer](#)

[02601](#) PETITION: CUP 02601
APPLICANT: BRIAN AND JULIE OLSON
LOCATION: 2091 LESLIE ROAD, SECTION 23, TOWN OF
DUNKIRK
CUP DESCRIPTION: caretakers residence and limited outdoor
storage

Attachments: [CUP 2601 Staff Report](#)
[CUP 2601 Town Action](#)
[CUP 2601 DUNKIRK MAP](#)
[CUP 2601 APP](#)

[2023 OA-033](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING AMENDMENTS TO THE
TOWN OF BLACK EARTH COMPREHENSIVE PLAN INTO THE
DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN and HUELSEMANN

Attachments: [2023 OA-033](#)
[2023 OA-033 Plan Text with Edits](#)
[2023 OA-033 Staff Memo REVISED.pdf](#)

Legislative History

6/16/23 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[02583](#)

PETITION: CUP 02583 - WITHDRAWN
APPLICANT: ARIF M KHAN & SADIA ARIF
LOCATION: 3486 COUNTY ROAD MN, SECTION 2, TOWN OF
DUNN
CUP DESCRIPTION: 174' monopole communication tower

Attachments: [CUP 2583 Withdrawn.pdf](#)
[CUP 2583 - Staff update and recommendations 080323](#)
[CUP 2583 - Town of Dunn Letter 080123](#)
[CUP 2583 - Subject Property Owner-Applicant Signed Lease Agreement](#)
[CUP 2583 Staff Update - 3-28-23](#)
[CUP 2583 - CityScape Supplemental Memo \(analysis of lower tower height\)](#)
[CUP 2583 CityScape RF Engineering Report](#)
[CUP 2583 - Tower Photosimulations](#)
[CUP 2583 - DISH RF Engineer Affidavit](#)
[CUP 2583 - Site Plan](#)
[CUP 2583 - Fall Zone Letter](#)
[CUP 2583 - FCC Statement of Compliance for RF Emissions](#)
[CUP 2583 Applicant response to CUP Standards](#)
[CUP 2583 Map](#)
[CUP 2583 - Applicant Property Value Study - McFarland Waukesha \(received 021723\)](#)
[CUP 2583 - Applicant Property Value Study - McFarland - Greendale \(received 021723\)](#)
[CUP 2583 - Applicant McFarland Property Map & List \(received 021723\)](#)
[CUP 2583 DISH Site Plan Ground \(received 022123\)](#)
[CUP 2583 - CTH MN Access Permit](#)
[CUP 2583 - Applicant Town of Dunn CUP Response 020623](#)
[CUP 2583 Full Application](#)
[CUP 2583 Public Comment - Priscilla Riecks](#)
[CUP 2583 Public Comment - Steve Riecks](#)
[CUP 2583 Village of McFarland Opposition Ltr \(received 022123\)](#)
[CUP 2583 Riecks photo.pdf](#)
[CUP 2583 - McFarland Adopted Comp Plan Transportation Map](#)
[CUP 2583 - McFarland-East-Side-Plan Proposed Street Network](#)
[CUP 2583 - Additional neighborhood photos](#)
[CUP 2583 - McFarland Future Land Use Map](#)
[CUP 2583 - Subject property survey](#)
[CUP 2583 - Applicant Search Ring Map](#)
[CUP 2583 - Staff email 9-16-23 regarding prelim application](#)
[CUP 2583 - 2023-03-14 Written Agreement to Extend 90-day Time Period](#)
[CUP 2583 - 2023-03-28 Written Agreement to Extend 90-day Time Period](#)
[CUP 2583 - 2023-04-18 Written agreement to extend timeframe for action](#)
[CUP 2583 - Written Agreement to Extend 90-day Time Period to August](#)
[CUP 2583 - Written Agreement to Extend 90-day Time Period to August](#)

Legislative History

[2023 OA-033](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF BLACK EARTH COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN and HUELSEMANN

Attachments: [2023 OA-033](#)
[2023 OA-033 Plan Text with Edits](#)
[2023 OA-033 Staff Memo REVISED.pdf](#)

Legislative History

6/16/23 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2023 OA-010](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE DEFINITION OF "DAY CARE CENTER"

Sponsors: DOOLAN, KIEFER, ENGELBERGER, JOERS and GLAZER

Attachments: [2023 OA-010 Memo to ZLR w Attachment](#)
[2023 OA-010](#)
[2023 OA-010 FISCAL NOTE](#)
[2023 OA-010 June 27 Newspaper Notice](#)
[Email to Towns RE Dane County Zoning Ordinance Amendment, 2023 C](#)
[2023 OA-010 RE Definition of Day Care Center Memo to Towns](#)
[2023 OA-010 Town Board Action Form](#)
[2023 OA 10 Town Action Tally and Scanned Actions](#)

Legislative History

5/5/23 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

5/5/23 County Board referred to the Personnel & Finance Committee
This resolution was referred to the Personnel & Finance Committee

6/27/23 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee
A motion was made by BOLLIG, seconded by MCGINNITY, that action on OA-010 be postponed to allow time for towns to take action. The motion carried by the following vote: 4-0. Passed

I. Items Requiring Committee Action

J. Reports to Committee

[2023 RPT-211](#) Proposed updates to the Dane County FEMA FIRM maps

Attachments: [Proposed FEMA map amendment memo.pdf](#)
[FEMA Flyer.pdf](#)
[Map showing update areas](#)
[FEMA notice letter](#)

[2023 RPT-212](#) Update on Planning Division Regional Housing Strategy Project

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