



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, June 28, 2022

6:30 PM

Virtual meeting

Zoom Webinar ID: 956 7052 6593

The June 28, 2022 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://zoom.us/webinar/register/WN_iEI_tCRZSWq8gjAQOXzmgw

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: 956 7052 6593

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 30 minutes 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 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

[2022 MIN-134](#) June 14, 2022 ZLR Work Meeting Minutes

Attachments: [6-14-22 ZLR Work Meeting Minutes](#)

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

[11836](#) PETITION: REZONE 11836
APPLICANT: COUNTY OF DANE - C/O SHARENE SMITH
LOCATION: NORTHWEST OF 2960 WOODS ROAD, SECTION 4,
TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO NR-C
Natural Resource Conservation District
REASON: creating two parkland lots

Attachments: [11836 Staff Report.pdf](#)
[11836 Town Action Report](#)
[11836 App](#)
[11836 Map](#)

[11837](#) PETITION: REZONE 11837
APPLICANT: BALLWEG LIVING TRUST
LOCATION: 7462 RAULS ROAD, SECTION 32, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11837 Staff Report](#)
[11837 Town Action Report](#)
[11837 Density Study](#)
[11837 App](#)
[11837 Map](#)

[11838](#) PETITION: REZONE 11838
APPLICANT: SWALHEIM 2011 REV TR, DUANE P & CANDACE J
LOCATION: EAST OF 3475 N STAR ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO GC General Commercial District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating 3 commercial lots and one agricultural lot

Attachments: [11838 Staff Report](#)
[11838 Town Action Report](#)
[11838 App](#)
[11838 Map](#)

[11839](#) PETITION: REZONE 11839
APPLICANT: WILLIAM L MYHRE
LOCATION: SOUTH OF 1260 COUNTY HWY A, SECTION 21, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [11839 Staff Report](#)
[11839 Town Action Report](#)
[11839 Density Study](#)
[11839 Letter in Support - Bleiler](#)
[11839 App](#)
[11839 Map](#)

[11840](#)

PETITION: REZONE 11840
APPLICANT: FRENCHTOWN FARMS LLC
LOCATION: 530 EDGEHILL LANE, SECTION 25, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: separating existing residence from the farmland and creating 2 residential lots

Attachments: [11840 Staff Report](#)
[11840 Town Action Report](#)
[11840 Density](#)
[11840 App](#)
[11840 Map](#)

[11841](#)

PETITION: REZONE 11841
APPLICANT: CRAZY ACRES INC
LOCATION: 425 EDGERTON ROAD, SECTION 27, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11841 Staff Report](#)
[11841 Town Action Report](#)
[11841 Density Study](#)
[11841 App](#)
[11841 Map](#)

[11842](#)

PETITION: REZONE 11842
APPLICANT: DANE COUNTY
LOCATION: 1200 E. VERONA AVENUE, SECTION 14, TOWN OF VERONA
CHANGE FROM: RM-16 Rural Mixed-Use District TO GC General Commercial District
REASON: update zoning to accommodate existing land use (badger prairie needs network)

Attachments: [11842 Staff Report.pdf](#)
[11842 Town Action Report](#)
[11842 App](#)
[11842 Map](#)

[11843](#)

PETITION: REZONE 11843
APPLICANT: ROBERT & KIM RIEGE
LOCATION: WEST OF 168 FAIR OAK ROAD, SECTION 24, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: Creating 4 Residential lots - Transfer of Development Rights

Attachments: [11843 Staff Report](#)
[11843 Town Action Report](#)
[11843 Density Study - Subject Property](#)
[11843 Density Study - TDR Sending Property](#)
[11843 App](#)
[11843 Map](#)

[11844](#)

PETITION: REZONE 11844
APPLICANT: JELINEK TRUST
LOCATION: COUNTY HWY B, 2200 FEET WEST OF STATE HWY
73, SECTION 21, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural
Residential District
REASON: creating one residential lot

Attachments: [11844 Staff Report](#)
[11844 Town Action Report](#)
[11844 Density Study](#)
[11844 Hwy Access Permit](#)
[11844 App](#)
[11844 Map](#)

[11845](#)

PETITION: REZONE 11845
APPLICANT: RANDY & LINDA KAHL
LOCATION: EAST OF 8639 LUST ROAD, SECTION 34, TOWN OF
SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RM-8 Rural
Mixed-Use District, AT-35 Agriculture Transition District TO RM-16
Rural Mixed-Use District, RM-16 Rural Mixed-Use District TO RR-4
Rural Residential District, RR-2 Rural Residential District TO RM-16
Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [11845 Staff Report.pdf](#)
[11845 Town Action Report](#)
[11845 App](#)
[11845 Map](#)

[11846](#) PETITION: REZONE 11846
APPLICANT: WILLIAM & JANINE DEATLEY
LOCATION: 1440 COUNTY HWY JG, SECTION 7, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [11846 Staff Report](#)
[11846 Town Action Report](#)
[11846 App](#)
[11846 Map](#)

[11847](#) PETITION: REZONE 11847
APPLICANT: ROBERT & JULIE STRASBURG
LOCATION: 5546 LANGER ROAD, SECTION 20, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11847 Staff Report](#)
[11847 Town Action Report](#)
[11847 Density Study](#)
[11847 Survey Information](#)
[11847 App](#)
[11847 Map](#)

[11849](#) PETITION: REZONE 11849
APPLICANT: DENNIS V NOLDEN
LOCATION: WEST OF 7869 MONTROSE ROAD, SECTION 30, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating one residential lot and two agricultural lots

Attachments: [11849 Staff Report](#)
[11849 Town Action Report](#)
[11849 App](#)
[11849 Map](#)

[11850](#) PETITION: REZONE 11850
APPLICANT: GARY L NOLDEN
LOCATION: NORTH OF 726 FRITZ ROAD, SECTION 19, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11850 Staff Report](#)
[11850 Town Action Report](#)
[11850 Density](#)
[11850 App](#)
[11850 Map](#)

[11851](#) PETITION: REZONE 11851
APPLICANT: BRIAN R KORFMACHER / TARA RIPP
LOCATION: 2896 FEMRITE DRIVE, SECTION 29, TOWN OF COTTAGE GROVE
CHANGE FROM: RR-2 Rural Residential District TO RR-8 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: consolidate existing residential lots

Attachments: [11851 Staff Report](#)
[11851 Town Action Report](#)
[11851 App](#)
[11851 Map](#)

[02565](#) PETITION: CUP 02565
APPLICANT: GREGORY & DAWN CLARK
LOCATION: 109 WALNUT STREET, SECTION 25, TOWN OF ALBION
CUP DESCRIPTION: accessory building between 12 and 16 feet in height

Attachments: [CUP 2565 Staff Report](#)
[CUP 2565 Town Action Report](#)
[CUP 2565 Site Plan](#)
[CUP 2565 App](#)
[CUP 2565 Map](#)

[02566](#) PETITION: CUP 02566
APPLICANT: CASEY AND MELISSA HELBACH
LOCATION: 6993 APPLEWOOD DRIVE, SECTION 27, TOWN OF
MIDDLETON
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2566 Staff Report](#)
[CUP 2566 Town Action Report](#)
[CUP 2566 Septic Sys Limit](#)
[CUP 2566 Written Opposition - Zilavy & Ross](#)
[CUP 2566 Opposition - Lenz](#)
[CUP 2566 Map](#)
[CUP 2566 App](#)

[02567](#) PETITION: CUP 02567
APPLICANT: CURT & DEB HERFEL
LOCATION: 1977 STATE HWY 69, SOUTH OF 2005 STATE HWY 69,
SECTION 28, TOWN OF VERONA
CUP DESCRIPTION: allow crushing at an existing non-metallic mineral
extraction site

Attachments: [CUP 2567 Staff Report](#)
[CUP 2567 Email in Opposition](#)
[CUP 2567 Map](#)
[CUP 2567 App](#)

[02568](#) PETITION: CUP 02568
APPLICANT: SHARON FUCCILE
LOCATION: 4500 RUSTIC DRIVE, SECTION 2, TOWN OF
BLOOMING GROVE
CUP DESCRIPTION: daycare center

Attachments: [CUP 2568 Staff Report](#)
[CUP 2568 Town Action Report](#)
[CUP 2568 FAQ Supplement](#)
[CUP 2568 Map](#)
[CUP 2568 App](#)

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

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2022 RPT-133](#) Salvage Yard License renewals

Attachments: [Salvage Yards](#)
[2022 Report](#)

K. Other Business Authorized by Law

L. Adjourn

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.