



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?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, August 27, 2024

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 27, 2024 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. Boulevard, 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/webinar/register/WN_W_aiFTwOTCy1NbwckSFvnw

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: 993 1919 5612

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@danecounty.gov

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

[2024 MIN-151](#) July 23, 2024 ZLR Committee Meeting Minutes

Attachments: [07-23-2024 ZLR Public Hearing Minutes](#)

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

[12073](#) PETITION: REZONE 12073
APPLICANT: SPIEGELHOFF PROPERTIES LLC
LOCATION: 269 RODNEY ROAD, SECTION 2, TOWN OF CHRISTIANA
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District
REASON: revise deed restriction to allow for a new land use (plumbing contractor)

Attachments: [12073 Staff Report](#)
[12073 Town Action](#)
[12073 APP](#)
[12073 CHRISTIANA MAP](#)

[12074](#) PETITION: REZONE 12074
APPLICANT: TAD AND JERI SHUMAKER
LOCATION: EAST OF 1691 COUNTY HIGHWAY A, SECTION 13, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and FP-1 Farmland Preservation District
REASON: creating one residential lot

Attachments: [12074 Staff Report](#)
[12074 Town Action](#)
[12074 Density Study](#)
[12074 Current CSM 14612](#)
[12074 APP](#)
[12074 DUNKIRK MAP](#)

[12075](#) PETITION: REZONE 12075
APPLICANT: DANIEL AND SCARLETT TATAJE
LOCATION: 5612 MIDLAND DRIVE, SECTION 21, TOWN OF BLACK EARTH
CHANGE FROM: FP-1 Farmland Preservation District TO RR-16 Rural Residential District
REASON: correct zoning map error

Attachments: [12075 Staff Report](#)
[12075 Town Action](#)
[12075 APP](#)
[12075 BLACK EARTH MAP](#)

[12076](#) PETITION: REZONE 12076
APPLICANT: JAMES CALDWELL
LOCATION: 4947 MEEK ROAD, SECTION 1, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12076 Staff Report](#)
[12076 Town Action](#)
[12076 APP](#)
[12076 VIENNA MAP](#)

[12077](#) PETITION: REZONE 12077
APPLICANT: WILLIAM MELVIN
LOCATION: 10435 OLD Y ROAD, SECTION 28, TOWN OF MAZOMANIE
CHANGE FROM: GC General Commercial District TO RR-1 Rural Residential District
REASON: zoning to enable continued residential use and zoning compliance

Attachments: [12077 Staff Report](#)
[12077 Town Action](#)
[12077 APP](#)
[12077 MAZOMANIE MAP](#)

[12078](#) PETITION: REZONE 12078
APPLICANT: ADAM AND NICOLE CARRICO
LOCATION: WEST OF 8177 COUNTY HIGHWAY G, SECTION 25, TOWN OF SPRINGDALE
CHANGE FROM: RR-2 Rural Residential District TO SFR-2 Single Family Residential District; AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District; SFR-2 Single Family Residential District, RR-2 Rural Residential District, and AT-35 Agricultural Transition District TO RM-16 Rural Mixed-Use District
REASON: relocating two existing residential lots

Attachments: [12078 Staff Report](#)
[12078 Town Action](#)
[12078 APP REV](#)
[12078 MAP](#)

[12079](#)

PETITION: REZONE 12079
APPLICANT: ALCIVIA
LOCATION: NORTH OF 410 PIERCE RD, SECTION 26, TOWN OF ALBION
CHANGE FROM: GC General Commercial District TO HC Heavy Commercial District
REASON: zoning to allow for propane storage and distribution center

Attachments: [12079 Staff Report](#)
[12079 Town Action](#)
[12079 Staff Report](#)
[12079 Alcivia Site Civil Plan Set](#)
[12079 APP](#)
[12079 ALBION MAP](#)

[12080](#)

PETITION: REZONE 12080
APPLICANT: TOREY BYERS AND LORA OLIVERI
LOCATION: 1722 OAKVIEW DR, SECTION 32, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District TO TFR-08 Two Family Residential District
REASON: consolidate two parcels into one and enable an accessory dwelling unit

Attachments: [12080 Staff Report](#)
[12080 opposition - Carrano](#)
[12080 opposition - neighborhood](#)
[12080 APP](#)
[12080 MAP](#)

[12081](#)

PETITION: REZONE 12081
APPLICANT: TOWN OF OREGON
LOCATION: MULTIPLE PROPERTIES, SECTION 4, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District and RE Recreational District, FP-1 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: Town-initiated blanket rezone of various properties for consistency with updated Farmland Preservation Plan and s.91.38, Wis Stats

Attachments: [12081 Staff Report](#)
[12081 Town Action](#)
[12081 opposition - Kluever](#)
[12081 APP rev](#)
[12081 OREGON Maps](#)

[12082](#)

PETITION: REZONE 12082
APPLICANT: STEVEN AND SUSAN WEINBERGER
LOCATION: NORTH OF 1612 HILLSIDE RD, EAST OF 372 HWY A, SECTION 35, TOWN OF CHRISTIANA
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District; RR-4 Rural Residential District TO FP-1 Farmland Preservation District
REASON: Relocate existing residential lot to the northeast corner of the property

Attachments: [12082 Staff Report](#)
[12082 Town Action](#)
[12082 Density](#)
[12082 MAP](#)
[12082 APP REV](#)

[12083](#)

PETITION: REZONE 12083
APPLICANT: BORODINLAAN LLC (SINON GALVIN)
LOCATION: SECTION 28, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [12083 Staff Report](#)
[12083 Town Action](#)
[12083 Density2](#)
[12083 Density1](#)
[12083 APP](#)
[12083 MAP](#)

[12084](#)

PETITION: REZONE 12084
APPLICANT: JOHN N AND JACQUELYN C WARD
LOCATION: NORTH OF 4948 FEENSTRA RD, SECTION 33, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District and FP-1 Farmland Preservation District
REASON: create one residential lot and one agricultural lot

Attachments: [12084 Staff Report](#)
[12084 Town Action](#)
[12084 Density Study \(TDR sending property\)](#)
[12084 APP](#)
[12084 MEDINA MAP](#)

[02628](#)

PETITION: CUP 02628
APPLICANT: HEATHER M KRUSE
LOCATION: 2046 BARBER DRIVE, SECTION 26, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2628 Staff Report](#)
[CUP 2628 Town Action](#)
[CUP 2628 APP](#)
[CUP 2628 DUNN MAP](#)

02629

PETITION: CUP 02629
APPLICANT: SOUTHWEST INVESTMENTS LLC
LOCATION: 7228 PINE ROW RD., SECTION 28, TOWN OF VERONA
CUP DESCRIPTION: proposed new mineral extraction (sand and gravel quarry)

Attachments:

- [CUP 2629 Staff Report](#)
- [CUP 2629 APP](#)
- [CUP 2629 LWRD Comments](#)
- [CUP 2629 opposition - City of Verona](#)
- [CUP 2629 Town of Verona response letter](#)
- [CUP 2629 City of Verona Plan Clarification](#)
- [CUP 2629 opposition - Trout Unlimited](#)
- [CUP 2629 opposition - Mueller Edwards](#)
- [CUP 2629 VERONA MAP](#)
- [CUP 2629 Seller Letter.pdf](#)
- [JMM Wildcat Pit Plan Commission Notes 7-30-24](#)
- [JMM Wildcat Pit Propeller Maps 7-30-24](#)
- [JMM Wildcat Pit Ziegler Letter of Support 7-30-24](#)
- [WI DNR Mineral Deposit Registration](#)
- [Wildcat Pit Map 7-30-24](#)
- [CUP 2629 opposition - Combs](#)
- [CUP 2629 - Combs - Right to Farm Law](#)
- [CUP 2629 - Combs -hdraulic-impacts-of-quarries](#)
- [CUP 2629 - Combs - mgwc-gwc1](#)

02630

PETITION: CUP 02630
APPLICANT: RICHARD BARTUSKA AND KELLY MORSCHAUSER
LOCATION: 4435 OAK PARK RD, SECTION 8, TOWN OF DEERFIELD
CUP DESCRIPTION: limited family business (woodworking)

Attachments:

- [CUP 2630 Staff Report](#)
- [CUP 2630 Town Action](#)
- [CUP 2630 APP](#)
- [CUP 2630 DEERFIELD MAP](#)

[02631](#)

PETITION: CUP 02631
APPLICANT: LORA OLIVERI AND TOREY BYERS
LOCATION: 1722 OAKVIEW DR, SECTION 32, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: detached accessory dwelling unit (ADU)

Attachments: [CUP 2631 Staff Report](#)
[CUP 2631 opposition - Carrano](#)
[CUP 2631 opposition - neighborhood](#)
[CUP 2631 ADU Zoning Fact Sheet](#)
[CUP 2631 TFR-08 Zoning District Fact Sheet](#)
[CUP 2631 APP](#)
[CUP 2631 MAP](#)

[02632](#)

PETITION: CUP 02632
APPLICANT: ALEJANDRO AND ERIN ARANGO-ESCALANTE
LOCATION: 2110 DAVIS HILL DRIVE, SECTION 25, TOWN OF VERONA
CUP DESCRIPTION: nonprofit Head Start daycare center for up to 8 children

Attachments: [CUP 2632 Staff Report](#)
[CUP 2632 APP](#)
[CUP 2632 VERONA MAP](#)

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

[12045](#)

PETITION: REZONE 12045
APPLICANT: SUGAR RIVER INVESTORS & MISHPACHA DEUX
LOCATION: LANDS AROUND 2313 SUGAR RIVER ROAD, SECTION
30, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1
Single Family Residential District, SFR-2 Single Family Residential
District, and NR-C Natural Resource Conservation District
REASON: create a 58-lot single-family residential subdivision

Attachments:

- [12045 Staff Update](#)
- [12045 Applicant response to public comments](#)
- [12045 Concept plan with revised lot depth](#)
- [12045 Town Action extra email](#)
- [12045 Town Action](#)
- [12045 Navigability Determination](#)
- [12045 Hwy Dept comments](#)
- [12045 APP rev](#)
- [12045 VERONA MAP](#)
- [12045 Public comment - Combs](#)
- [12045 Public comment - Disch](#)

Legislative History

6/18/24	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by BOLLIG, seconded by KRONING, that the Zoning
Petition be postponed due to public opposition. The motion carried by the
following vote: 5-0 Passed

6/20/24	County Board	not acted on
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This resolution was not acted on

[2024 ACT-106](#) Discussion and possible action regarding program evaluation proposals

Attachments: [Email from Lisa MaKinnon.pdf](#)
[Guidance for Supervisors in Proposing Program Eval topics July 2024](#)
[List of Program Evaluations Conducted by Dane County Board Office 20](#)
[TEMPLATE for program evaluation proposals v.July 2024.pdf](#)

J. Reports to Committee

[2024 RPT-204](#) CUP 2582 - Mineral extraction report
K & D Stone
Town of Rutland

Attachments: [August 27, 2024 ZLR Report](#)
[Violation Corrective Action Letter](#)
[CUP 2582](#)
[Operations Plan](#)
[May 2023 Inspection Summary](#)
[June 2023 Inspection Summary](#)
[August 2023 Inspection Summary](#)
[August 25 2023 Inspection Summary](#)
[July 17, 2024 Inspection Summary](#)
[February 21, 2024 Inspection Summary](#)
[July 23, 2024 Inspection Summary](#)
[Town of Rutland Speeds Response](#)

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—preferably at least three business days but no fewer than 24 hours prior to the meeting.

Nota: Si necesita un intérprete, un traductor o materiales en formatos alternativos o cualquier otra adaptación para tener acceso a este servicio, actividad o programa, llame al número de teléfono que puede encontrar a continuación — de preferencia con al menos 3 días de anticipación y como mínimo 24 horas antes del evento en cuestión

Sau tseg: Yog koj xav tau ib tug neeg txhais lus, txhais ua ntaub ntawv, cov ntaub ntawv uas nyob rau lwm yam kev lawm los sis lwm yam kev pab nkag rau qhov kev pab no, kev ua si los sis kev pab cuam, thov hu tus xov tooj rau hauv qab no—xav kom hu li peb hnuv ua ntej tuaj tab sis tsis pub tsawg tshaj 24 xuab moos ua ntej rau lub rooj sib tham no.