



# 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?*

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Tuesday, March 26, 2019

6:30 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

**A. Call to Order**

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

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

[11389](#)

PETITION: REZONE 11389

APPLICANT: GERALD G PLATT

LOCATION: 1616 SAND HILL ROAD, SECTION 32, TOWN OF DUNN

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes

District, A-1EX Agriculture District TO RH-1 Rural Homes District,

A-1EX Agriculture District TO A-4 Agriculture District

REASON: separating two existing residences from the farmland and creating one agricultural lot

**Attachments:** [11389 Staff Report](#)

[11389 Density](#)

[11389 Map](#)

[11389 APP](#)

[11390](#) PETITION: REZONE 11390  
APPLICANT: RUSSELL J POHLMAN  
LOCATION: 131 COUNTY HIGHWAY BB, SECTION 12, TOWN OF DEERFIELD  
CHANGE FROM: A-1EX Agriculture District TO LC-1 Limited Commercial District  
REASON: creating residential lot and small business on the family farm

**Attachments:** [11390 Staff Report \(CUP 2462\)](#)

[11390 Density](#)

[11390 Map](#)

[11390 APP](#)

[CUP 02462](#) PETITION: CUP 02462  
APPLICANT: RUSSELL J POHLMAN  
LOCATION: 131 COUNTY HIGHWAY BB, SECTION 12, TOWN OF DEERFIELD  
CUP DESCRIPTION: single family residence for caretaker / owner of business

**Attachments:** [CUP 2462 Staff Report \(11390\)](#)

[CUP 2462 Map](#)

[CUP 02462 APP](#)

[11391](#) PETITION: REZONE 11391  
APPLICANT: LARRY G SKAAR  
LOCATION: EAST OF 3380 NORTH STAR ROAD, SECTION 34, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-1 Farmland Preservation District TO RM-16 Rural Mixed Use District  
REASON: creating one residential lot

**Attachments:** [11391 Staff Report](#)

[11391 Town](#)

[11391 Map](#)

[11391 App](#)

[11391 Revised Rezone App \(new districts\)](#)

[11392](#)

PETITION: REZONE 11392  
APPLICANT: RICHARD L GRAMS  
LOCATION: 271, 272, AND 279 COUNTY HIGHWAY BB, SECTION 12, TOWN OF DEERFIELD  
CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO A-2 Agriculture District, RH-1 Rural Homes District TO A-2 Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District  
REASON: shifting property lines of existing lots and creating one agricultural lot

**Attachments:** [11392 Staff Report](#)  
[11392 Density](#)  
[11392 APP](#)  
[11392 Revised Rezone App](#)

[11393](#)

PETITION: REZONE 11393  
APPLICANT: BROOKS L VROOMAN  
LOCATION: 3428 BLUTO BOULEVARD, SECTION 36, TOWN OF VERMONT  
CHANGE FROM: RH-3 Rural Homes District AND A-1EX Agriculture District TO A-2 Agriculture District, A-1EX Agriculture District AND RH-3 Rural Homes District TO RH-4 Rural Homes District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11393 Staff Report](#)  
[11393 Town](#)  
[11393 Map](#)  
[11393 APP](#)

[11394](#) PETITION: REZONE 11394  
APPLICANT: MATTHEW J PLENDL  
LOCATION: 5992 CUBA VALLEY ROAD, SECTION 29, TOWN OF VIENNA  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential, 4 to 8 acres, District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11394 Staff Report](#)  
[11394 Town](#)  
[11394 Map](#)  
[11394 VIENNA REVISED App](#)  
[11394 APP](#)

[11395](#) PETITION: REZONE 11395  
APPLICANT: FELIPE G SOLACHE  
LOCATION: 1017 RIDGEWOOD WAY, SECTION 35, TOWN OF MADISON  
CHANGE FROM: R-3 Residence District TO R-4 Residence District  
REASON: converting single family residence to 3 apartments

**Attachments:** [11395 Staff Report](#)  
[11395 Town Action](#)  
[11395 City letter of opposition](#)  
[11395 Map](#)  
[11395 APP](#)

[11396](#) PETITION: REZONE 11396  
APPLICANT: DAVID D WOOD  
LOCATION: 3200 LARSEN ROAD, SECTION 31, TOWN OF BLOOMING GROVE  
CHANGE FROM: RR-2 Rural Residential District, TFR-08 Two Family Residential District, and RM-16 Rural Mixed Use District TO GC General Commercial District  
REASON: allow commercial uses for wedding/reception facility

**Attachments:** [11396 Staff Report \(CUP 2453\)](#)  
[11396 Town](#)  
[11396 Map](#)  
[11396 & CUP 2453 App](#)  
[11396 & CUP 02453 App REVISED](#)

[CUP 02453](#) PETITION: CUP 02453  
APPLICANT: DAVID D WOOD  
LOCATION: 3200 LARSEN ROAD, SECTION 31, TOWN OF  
BLOOMING GROVE  
CUP DESCRIPTION: OUTDOOR ENTERTAINMENT & RESIDENTIAL  
USES

**Attachments:** [CUP 2453 Staff Report \(11396\)](#)  
[CUP 2453 Town](#)  
[CUP 2453 Map](#)  
[11396 & CUP 2453 App](#)

[11397](#) PETITION: REZONE 11397  
APPLICANT: KIPPLEY REV LIVING TR, RALPH W & ETHEL T  
LOCATION: 9054 COUNTY HIGHWAY Y, SECTION 17, TOWN OF  
ROXBURY  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: separating existing residence from farmland

**Attachments:** [11397 Staff Report](#)  
[11397 Density](#)  
[11397 Map](#)  
[11397 APP](#)

[11398](#) PETITION: REZONE 11398  
APPLICANT: POSSIN LIVING TR, ORIS & ELAINE A  
LOCATION: 1345 TOWER ROAD, SECTION 2, TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11398 Staff Report](#)  
[11398 Town](#)  
[11398 DOT letter](#)  
[11398 Map](#)  
[11398 App](#)

[11399](#) PETITION: REZONE 11399  
APPLICANT: CHADWICK IRREV TR, BETTY J  
LOCATION: SOUTH OF 1466 SCHADEL ROAD, SECTION 6, TOWN  
OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:** [11399 Staff Report](#)  
[11399 Town Postponed](#)  
[11399 Density](#)  
[11399 Map](#)  
[11399 APP](#)

[11400](#) PETITION: REZONE 11400  
APPLICANT: BRETT MYERS  
LOCATION: WEST OF 8790 COUNTY HIGHWAY G, SECTION 9,  
TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16  
Rural Mixed-Use District  
REASON: creating one residential lot

**Attachments:** [11400 Staff Report](#)  
[11400 Town](#)  
[11400 Site Plan](#)  
[11400 Map](#)  
[11400 APP](#)

[11401](#) PETITION: REZONE 11401  
APPLICANT: RUSSELL DAHL  
LOCATION: 1406 BURVE ROAD, SECTION 6, TOWN OF  
DEERFIELD  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:** [11401 Staff Report](#)  
[11401 Town](#)  
[11401 Density](#)  
[11401 Map](#)  
[11401 APP](#)

[11402](#) PETITION: REZONE 11402  
APPLICANT: CATHY S LEVERENZ  
LOCATION: 5610 ALPINE ROAD, SECTION 33, TOWN OF OREGON  
CHANGE FROM: RR-8 Rural Residential District TO RM-8 Rural  
Mixed-Use District  
REASON: needs RM-8 zoning to be in compliance with agricultural  
uses-ag entertainment with revised ordinance.

**Attachments:** [11402 Staff Report \(CUP 2455\)](#)  
[11402 Town](#)  
[11402 Map](#)  
[11402 & CUP 02455 App](#)  
[Revised App \(new ordinance\)](#)

[CUP 02455](#) PETITION: CUP 02455  
APPLICANT: CATHY S LEVERENZ  
LOCATION: 5610 ALPINE ROAD, SECTION 33, TOWN OF OREGON  
CUP DESCRIPTION: AGRICULTURE ENTERTAINMENT ACTIVITIES  
WITH REVISED ORDINANCE-OCCURRING 10 DAYS OR MORE PER  
CALENDAR YEAR, IN AGGREGATE.

**Attachments:** [CUP 2455 Staff Report \(11402\)](#)  
[CUP 2455 Town](#)  
[CUP 2455 Map](#)  
[CUP 02455 App](#)

[11403](#) PETITION: REZONE 11403  
APPLICANT: WISCONSIN TELEPHONE COMPANY  
LOCATION: 2449 RINDEN ROAD, SECTION 9, TOWN OF PLEASANT  
SPRINGS  
CHANGE FROM: A-1EX Agriculture District TO C-1 Commercial  
District, A-1EX Agriculture District TO A-4 Agriculture District  
REASON: compliance for existing structures and land uses

**Attachments:** [11403 Staff Report](#)  
[11403 Town](#)  
[11403 Map](#)  
[11403 APP](#)

[CUP 02452](#) PETITION: CUP 02452  
APPLICANT: WISCONSIN POWER AND LIGHT COMPANY  
LOCATION: SOUTH OF 2519 COUNTY HIGHWAY W, SECTION 18,  
TOWN OF CHRISTIANA  
CUP DESCRIPTION: WP&L electric transmission substation

**Attachments:** [CUP 2452 Staff Report](#)  
[CUP 2452 Map](#)  
[CUP 02452 APP](#)

[CUP 02454](#) PETITION: CUP 02454  
APPLICANT: JAMES R LE VOY  
LOCATION: 10379 COUNTY HIGHWAY Y, SECTION 28, TOWN OF  
MAZOMANIE  
CUP DESCRIPTION: caretaker/single family residence in the C-2  
Commercial district

**Attachments:** [CUP 2454 Staff Report](#)  
[CUP 2454 Town Board Minutes](#)  
[CUP 2454 Map](#)  
[CUP 02454 APP](#)

[CUP 02456](#) PETITION: CUP 02456  
APPLICANT: DENNIS V NOLDEN  
LOCATION: IMMEDIATELY EAST OF 484 FRITZ ROAD, SECTION  
30, TOWN OF MONTROSE  
CUP DESCRIPTION: 250' communication tower (lighted)

**Attachments:** [CUP 2456 Staff Report](#)  
[CUP 2456 RF Engineering Report](#)  
[CUP 2456 Elevation Map](#)  
[CUP 2456 Map](#)  
[CUP 2456 APP](#)  
[CUP 2456 APP Addendum #1 \(Affidavit and RF Analysis SDR 010819\)](#)  
[CUP 2456 APP Addendum #2 \(Interference Letter SDR 010919\)](#)  
[CUP 2456 APP Addendum #3 \(Montrose RF Analysis and Affidavit Scott\)](#)  
[CUP 2456 APP Addendum #4\(Tower Propagation Map 101518\)](#)  
[CUP 2456 APP Addendum #5 \(Dane Montrose-Zoning Letter 101518\)](#)



[2018 OA-033](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of MIDDLETON Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Attachments:** [2018-OA-33](#)  
[OA 33 staff review memo](#)  
[OA 33 Middleton Amended Future Land Use Map](#)

**Legislative History**

2/22/19 County Board referred to the Zoning & Land Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

**D. Zoning Map Amendments and Conditional Use Permits from previous meetings**

**E. Plats and Certified Survey Maps**

[2018 LD-046](#) Final Plat - Kettle Park West - North Addition  
City of Stoughton  
Staff recommends a certification of non-objection.

**Attachments:** [map](#)  
[28023 KETTLE PARK WEST-NORTH ADDITION plat](#)

[2018 LD-047](#) Final Plat - Smith's Crossing McCoy Addition  
City of Sun Prairie  
Staff recommends a certification of non-objection.

**Attachments:** [map](#)  
[28025 SMITH'S CROSSING MCCOY ADDITION plat](#)

**F. Resolutions**

**G. Ordinance Amendment**

[2018 OA-033](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of MIDDLETON Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Attachments:** [2018-OA-33](#)  
[OA 33 staff review memo](#)  
[OA 33 Middleton Amended Future Land Use Map](#)

**Legislative History**

2/22/19 County Board referred to the Zoning & Land Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

**H. Items Requiring Committee Action**

[2018 ACT-377](#) Site Plan approval for the relocation of a farm residence Moerke property located at 4509 State Highway 73, Section 4, Town of Deerfield

**Attachments:** [Site Plan review Moerke](#)  
[Moerke proposal](#)  
[Moerke map](#)

**I. Reports to Committee**

**J. Other Business Authorized by Law**

**K. Adjourn**

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto:lane.roger@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.*