



# 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, November 23, 2021

6:30 PM

Virtual meeting

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**ZOOM Webinar ID: 893 5786 3168**

The November 23, 2021 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://us02web.zoom.us/webinar/register/WN\\_IC5Wqc7IRYWtXKxFcRs95A](https://us02web.zoom.us/webinar/register/WN_IC5Wqc7IRYWtXKxFcRs95A)

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: 893 5786 3168

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to [plandev@countyofdane.com](mailto: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 1 hour 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 ntwam qhov txheej txheem rau cov ntaub ntwav ntxiv.*

**A. Call to Order**

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

**C. Consideration of Minutes**

[2021 MIN-448](#) Minutes of the November 9, 2021 Zoning and Land Regulation  
Committee meeting

**Attachments:** [11-09-21 ZLR Work meeting minutes.pdf](#)

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

[11763](#) PETITION: REZONE 11763  
APPLICANT: DUANE & BRENDA SIEGENTHALER  
LOCATION: 7965 RITSCHARD ROAD, SECTION 36, TOWN OF  
PRIMROSE  
CHANGE FROM: SFR-1 Single Family Residential District TO RR-4  
Rural Residential District, FP-35 Farmland Preservation District TO  
RR-4 Rural Residential District  
REASON: expanding existing residential lot

**Attachments:** [11763 Staff Report.pdf](#)

[11763 Town.pdf](#)

[11763 Map](#)

[11763 APP](#)

[11764](#) PETITION: REZONE 11764  
APPLICANT: HANNA'S S & T LLC  
LOCATION: 77 SIRLOIN STRIP, SECTION 35, TOWN OF MADISON  
CHANGE FROM: GC General Commercial District TO MFR-08  
Multi-Family Residential District  
REASON: 114-unit multi-family development

**Attachments:** [11764 Staff Report.pdf](#)

[11764 City of Madison Letter.pdf](#)

[11764 Map](#)

[11764 APP](#)

[11765](#) PETITION: REZONE 11765  
APPLICANT: JEFFREY & ANN RIEGERT  
LOCATION: 3363 PETERSON ROAD, SECTION 12, TOWN OF DUNN  
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, FP-1 Farmland Preservation District TO RR-8 Rural Residential District  
REASON: expand existing residential lot

**Attachments:** [11765 Staff Report.pdf](#)  
[11765 Town Action Report.pdf](#)  
[11765 Map](#)  
[11765 APP](#)

[02540](#) PETITION: CUP 02540  
APPLICANT: DANE COUNTY WASTE & RENEWABLES  
LOCATION: NORTH AND EAST OF 3087 LUDS LANE, SECTION 30, TOWN OF COTTAGE GROVE  
CUP DESCRIPTION: electric generating facility - 178-acre solar array farm

**Attachments:** [CUP 2540 Staff Report.pdf](#)  
[CUP 2540 Town Action Report.pdf](#)  
[CUP 2540 Revised Site Plan CDs 11-15-21](#)  
[CUP 2540 Exhibit showing old vs new panel layout](#)  
[CUP 2540 Project Presentation.pdf](#)  
[CUP 2540 Applicant Response to Cottage Grove Questions.pdf](#)  
[CUP 2540 Response to 8 CUP Standards.pdf](#)  
[CUP 2540 Map](#)  
[CUP 2540 APP](#)

[02541](#) PETITION: CUP 02541  
APPLICANT: PERRY HAUGE LOG CHURCH PRESERVATION ASSOCIATION, INC.  
LOCATION: 1359 COUNTY HIGHWAY Z, SECTION 7, TOWN OF PERRY  
CUP DESCRIPTION: expanding existing cemetery

**Attachments:** [CUP 2541 Staff Report.pdf](#)  
[CUP 2541 APP](#)  
[CUP 2541 Map](#)  
[CUP 2541 Email in opposition Boley.pdf](#)  
[CUP 2541 Email in opposition Harper.pdf](#)

[02542](#) PETITION: CUP 02542  
APPLICANT: STEPHEN KUHN  
LOCATION: 4216 MORRIS PARK ROAD, SECTION 8, TOWN OF DUNN  
CUP DESCRIPTION: transient and tourist lodging

**Attachments:** [CUP 2542 Staff Report.pdf](#)  
[CUP 2542 Map](#)  
[CUP 2542 APP](#)  
[CUP 2542 email in opposition - Hangartner.pdf](#)  
[CUP 2542 email in opposition - Jung.pdf](#)  
[CUP 2542 email in opposition - Marek.pdf](#)

[02543](#) PETITION: CUP 02543  
APPLICANT: TIM J SCOTT  
LOCATION: 7002 LITTLE LAKES ROAD, SECTION 27, TOWN OF MONTROSE  
CUP DESCRIPTION: limited family business-general building contractor

**Attachments:** [CUP 2543 Staff Report.pdf](#)  
[CUP 2543 Town Action Report.pdf](#)  
[CUP 2543 Map](#)  
[CUP 2543 APP](#)

[02544](#) PETITION: CUP 02544  
APPLICANT: PAOLI CHEESE FACTORY ASSOCIATION LLC  
LOCATION: 6858 PAOLI ROAD, SECTION 2, TOWN OF MONTROSE  
CUP DESCRIPTION: indoor entertainment or assembly; outdoor entertainment; commercial indoor lodging

**Attachments:** [CUP 2544 Staff Report.pdf](#)  
[CUP 2544 Town Action Report.pdf](#)  
[CUP 2544 LWRD Preliminary Review Letter.pdf](#)  
[CUP 2544 GECP 100 Scale 10-22-2021.pdf](#)  
[CUP 2544 Map](#)  
[CUP 2544 APP](#)

[02545](#)

PETITION: CUP 02545  
APPLICANT: HANNA'S S & T LLC  
LOCATION: 77 SIRLOIN STRIP, SECTION 35, TOWN OF MADISON  
CUP DESCRIPTION: residential development in the general  
commercial zoning district - 114-unit multi-family development

**Attachments:** [CUP 2545 Staff Report.pdf](#)  
[CUP 2545 City of Madison Letter.pdf](#)  
[CUP 2545 Map](#)  
[CUP 2545 APP](#)

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

**F. Plats and Certified Survey Maps**

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

**2021 DISC-052** Discussion and possible action on having in-person ZLR Committee meetings

**Attachments:** ZLR Rules & Procedures

**J. Reports to Committee**

**K. Other Business Authorized by Law**

**L. Adjourn**

Questions? Contact Planning and Development Staff, 266-4266, or [plandev@countyofdane.com](mailto: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.*