



# 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, June 27, 2023

6:30 PM

Hybrid Meeting: Attend in person at the City  
County Building in Room 354; or Attend virtually  
via Zoom.

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See below for additional instructions on how to attend the meeting and provide public testimony.

The June 27, 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/99257259763>

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: 992 5725 9763

**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](mailto: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-155](#) June 13, 2023 ZLR Committee Meeting Minutes

**Attachments:** [6-13-23 ZLR Work Meeting Minutes](#)

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

[11946](#)

PETITION: REZONE 11946  
APPLICANT: MATTHEW L LEWKE  
LOCATION: 42 MULLER ROAD, SECTION 12, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1  
Farmland Preservation District, FP-35 Farmland Preservation District  
TO RR-2 Rural Residential District  
REASON: creating two residential lots (one for an existing residence)  
and one agricultural lot

**Attachments:** [11946 Staff Report](#)  
[11946 Density](#)  
[11946 Revised CSM](#)  
[11946 MAP](#)  
[11946 APP](#)

[11947](#)

PETITION: REZONE 11947  
APPLICANT: CHRISTOPHER ROHDE-SZUDY & LEONARD SZUDY  
LOCATION: NORTH OF 6474 COOKE RD, SECTION 36, TOWN OF  
MAZOMANIE  
CHANGE FROM: RR-4 Rural Residential District TO FP-35 Farmland  
Preservation District, RR-4 Rural Residential District TO RR-2 Rural  
Residential District, FP-35 Farmland Preservation District TO RR-2  
Rural Residential District  
REASON: reduce the size of a residential lot

**Attachments:** [11947 Staff Report](#)  
[11947 Town Action](#)  
[11947 MAP](#)  
[11947 APP](#)

[11948](#) PETITION: REZONE 11948  
APPLICANT: FRANCIS C LONG REVOCABLE TRUST  
LOCATION: 3065 SAM MILES RD, SECTION 19, TOWN OF  
DUNKIRK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural  
Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11948 Staff Report](#)  
[11948 Town Action](#)  
[11948 Density study 2022](#)  
[11948 MAP](#)  
[11948 APP](#)

[11949](#) PETITION: REZONE 11949  
APPLICANT: JOSEPH PATRICK EUGSTER  
LOCATION: SOUTH OF 3939 STATE HWY 138, SECTION 10, TOWN  
OF RUTLAND  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural  
Residential District  
REASON: creating one residential lot

**Attachments:** [11949 Staff Report](#)  
[11949 Town Action](#)  
[11949 Wetland Delineation Map](#)  
[11949 Density Study](#)  
[11949 Easement Doc 3934510](#)  
[11949 Revised CSM 6-1-23](#)  
[11949 MAP](#)  
[11949 APP rev](#)

[11950](#) PETITION: REZONE 11950  
APPLICANT: BUCKYS PORTABLE TOILETS INC  
LOCATION: 1185 US HWY 14, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: FP-35 Farmland Preservation District TO HC Heavy  
Commercial District  
REASON: add an additional 1.24 acres to an existing 9.25-acre spot  
zone in order to allow additional outdoor storage

**Attachments:** [11950 Staff Report](#)  
[11950 MAP](#)  
[11950 APP](#)

[11951](#) PETITION: REZONE 11951  
APPLICANT: DUANE AND CAMILLA FARWELL  
LOCATION: 4073 RIDGE ROAD, SECTION 14, TOWN OF COTTAGE GROVE  
CHANGE FROM: RR-2 Rural Residential District TO RR-1 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11951 Staff Report](#)  
[11951 Revised CSM](#)  
[11951 Town Action](#)  
[11951 MAP](#)  
[11951 APP](#)

[11952](#) PETITION: REZONE 11952  
APPLICANT: DETERT JOINT REV TRUST (JOHN)  
LOCATION: NORTH OF 268 MAPLE HEIGHTS ROAD, NORTH OF RAILROAD, SECTION 11, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11952 Staff Report](#)  
[11952 Town Action](#)  
[11952 Letter of opposition](#)  
[11952 Density Study](#)  
[11952 MAP](#)  
[11952 APP](#)

[11953](#)

PETITION: REZONE 11953  
APPLICANT: MANNING JT REV TRUST (MARK AND FREDRICKA)  
LOCATION: 1515 HOMMEN ROAD, SECTION 19, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, RR-4 Rural Residential District TO RR-2 Rural Residential District  
REASON: shifting property lines between adjacent landowners and creating two agricultural lots

**Attachments:** [11953 Staff Report](#)  
[11953 Town Action](#)  
[11953 CSM 11845](#)  
[11953 MAP](#)  
[11953 APP](#)

[11954](#)

PETITION: REZONE 11954  
APPLICANT: SRR PROPERTIES LLC  
LOCATION: 5076 SCHULTZ ROAD, SECTION 36, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District, FP-35 Farmland Preservation District TO NR-C Natural Resource Conservation District  
REASON: creating 2 residential lots (one for existing residence) and creating a conservation lot

**Attachments:** [11954 Staff Report](#)  
[11954 Town Action](#)  
[11954 Density](#)  
[11954 MAP](#)  
[11954 APP](#)

[11955](#) PETITION: REZONE 11955  
APPLICANT: ALEXANDER GOWAN ELKINS  
LOCATION: 204 COUNTY HIGHWAY U, SECTION 34, TOWN OF PRIMROSE  
CHANGE FROM: FP-35 Farmland Preservation District TO LC Limited Commercial District  
REASON: zoning to allow for limited commercial business and outdoor storage

**Attachments:** [11955 Staff Report](#)  
[11955 Town Action](#)  
[11955 MAP](#)  
[11955 APP](#)

[02596](#) PETITION: CUP 02596  
APPLICANT: ALEXANDER GOWAN ELKINS  
LOCATION: 204 COUNTY HIGHWAY U, SECTION 34, TOWN OF PRIMROSE  
CUP DESCRIPTION: outdoor storage and storage of more than 12 vehicles/pieces of equipment

**Attachments:** [CUP 2596 Staff Report](#)  
[CUP 2596 Town Action](#)  
[CUP 2596 MAP](#)  
[CUP 2596 APP](#)

[11956](#) PETITION: REZONE 11956  
APPLICANT: PORK-N-PINES DAIRY INC  
LOCATION: WEST OF 10454 FESENFELD RD, SECTION 28, TOWN OF BLACK EARTH  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District  
REASON: creating two residential lots

**Attachments:** [11956 Staff Report](#)  
[11956 Town Action](#)  
[11956 Density](#)  
[11956 MAP](#)  
[11956 APP](#)

[02593](#) PETITION: CUP 02593  
APPLICANT: JEREMY R IRONSDIE  
LOCATION: SOUTH OF 4693 DEER LAKE LANE, SECTION 1,  
TOWN OF DEERFIELD  
CUP DESCRIPTION: limited family business - contractor]

**Attachments:** [CUP 2593 Staff Report](#)  
[CUP 2593 Town Action](#)  
[CUP 2593 MAP](#)  
[CUP 2593 APP](#)

[02595](#) PETITION: CUP 02595  
APPLICANT: CLAUDIA ANDERSON (KATE DENNIS AGENT)  
LOCATION: 2402 ROBERT STREET, SECTION 9, TOWN OF  
DUNKIRK  
CUP DESCRIPTION: updating the operations plan of the daycare  
center to construct an accessory building

**Attachments:** [CUP 2595 Staff Report](#)  
[CUP 2595 Town Action](#)  
[CUP 2595 Operational Plan 2023](#)  
[CUP 2595 Current CUP 2554](#)  
[CUP 2595 MAP](#)  
[CUP 2595 APP](#)

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

**Sponsors:** DOOLAN, KIEFER, ENGELBERGER and JOERS

**Attachments:** [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](#)

**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

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

## F. Plats and Certified Survey Maps

## G. Resolutions

## H. Ordinance Amendment

### [2023 OA-009](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING SALVAGE OPERATIONS

**Sponsors:** DOOLAN and ENGELBERGER

**Attachments:** [Sub 1 to 2023 OA-009](#)

[2023 OA-009](#)

[2023 OA-009 Fiscal Note](#)

[2023 OA-009 Staff Memo\\_ZLR](#)

[Town action summary](#)

#### **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

5/23/23 Zoning & Land Regulation Sub. 1 to the ordinance  
Committee amendment be recommended for  
approval

A motion was made by DOOLAN, seconded by KIEFER, to introduce  
Substitution 1 (Sub. 1) to the ordinance amendment. The motion carried by the  
following vote: 3-0. Passed

5/23/23 Zoning & Land Regulation postponed  
Committee

A motion was made by DOOLAN, seconded by KIEFER, to introduce Substitution 1 (Sub. 1) to the ordinance amendment. The motion carried by the following vote: 3-0.

A motion was made by DOOLAN, seconded by KIEFER, that the Ordinance be postponed to the Zoning & Land Regulation Committee's 6/27/2023 meeting to allow time for Town input. The motion carried by the following vote: 3-0. Passed

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

**Sponsors:** DOOLAN, KIEFER, ENGELBERGER and JOERS

**Attachments:** [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](#)

**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

**I. Items Requiring Committee Action**

**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.

(608) 266-4266