



# 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.*

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Tuesday, July 9, 2024

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 July 9, 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\\_vZacmAYSRNi9rgm6T06G1Q](https://zoom.us/webinar/register/WN_vZacmAYSRNi9rgm6T06G1Q)

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: 997 9207 8038

**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](mailto: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-101](#) June 18, 2024 ZLR Committee Meeting Minutes

**Attachments:** [06-18-2024 ZLR Public Hearing Minutes](#)

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



[12048](#)

PETITION: REZONE 12048  
APPLICANT: KENNEDY HILLS LLC  
LOCATION: EAST OF 4500 KENNEDY ROAD, SECTION 3,  
TOWN OF COTTAGE GROVE  
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-08  
Single Family Residential District  
REASON: creating 50 additional residential lots for the Kennedy  
Hills subdivision

**Attachments:**

[12048 Staff Report](#)

[12048 Town Action](#)

[12048 COTTAGE GROVE MAP](#)

[12048 APP](#)

[12048 Concern - Giesfeldt](#)

[12048 Public comment - Beaudette](#)

[12048 Badger Farms RDU Signed](#)

[12048 RDU sending property #2 Badger Farms](#)

[12048 LWRD Preliminary Ltr Kennedy Hills Ph 2 PRL 2024-06-21](#)

[12048 Kennedy Hills and private wells July 2024](#)

[12048 Kennedy Hills nitrate information](#)

**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

[12058](#)

PETITION: REZONE 12058  
APPLICANT: MAIER FARM REAL ESTATE LLC  
LOCATION: 7119 SCHUMACHER RD, SECTION 21, TOWN OF VIENNA  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-35 Farmland Preservation District  
REASON: rezone out of wetland status

**Attachments:**

- [12058 Staff Report](#)
- [Maier Non-compliance Notice March 6](#)
- [Maier Violation Notice March 20](#)
- [12058 APP](#)
- [12058 VIENNA MAP](#)
- [12058 NRCSWetland MaierFarms](#)
- [12058 Email from DNR.pdf](#)
- [12058 Public comment - Lynch](#)
- [12058 Applicant Ltr to ZLR Committee 06-17-24](#)
- [12058 KraemerAerialPhotos](#)
- [12058 LWRD Comments Map](#)

**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

6/18/24	Zoning & Land Regulation Committee	direction for staff
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A motion was made by BOLLIG, seconded by KRONING, that the public comments from Lynch and the Heartland aerial photos be added to the record. 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

[02611](#)

PETITION: CUP 02611  
APPLICANT: NATHAN M MOE  
LOCATION: 1896 WILLIAMS DR, SECTION 29, TOWN OF PLEASANT SPRINGS  
CUP DESCRIPTION: 180' self-support communication tower on FP-35 zoned property

**Attachments:**

- [CUP 2611 Staff Report 062824](#)
- [CUP 2611 Radio Frequency Engineering Report](#)
- [CUP 2611 Density Study](#)
- [CUP 2611 Cell tower fall zone letter \(127.5'\)](#)
- [CUP 2611 Cell tower photo simulations](#)
- [CUP 2611 Site and elevation plans](#)
- [CUP 2611 Verizon engineering affidavit](#)
- [CUP 2611 Verizon tower search ring](#)
- [CUP 2611 Applicant response to CUP standards](#)
- [CUP 2611 Candidate site evaluation](#)
- [CUP 2611 PLEASANT SPRINGS MAP](#)
- [CUP 2611 APP](#)

**Legislative History**

2/27/24	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MCGINNITY, seconded by BOLLIG, that the Conditional Use Permit be postponed due to no town action and to allow time for an erosion control / stormwater management violation to be corrected. The motion carried by the following vote: 3-0. Passed

[02618](#)

PETITION: CUP 02618  
APPLICANT: SEVERSON RIDGE LAND LLC (DAVID DYBDAHL JR)  
LOCATION: 4200 BLUE MOUNDS TRAIL, SECTION 16, TOWN OF VERMONT  
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

**Attachments:**

- [CUP 2618 Staff Report](#)
- [CUP 2618 VERMONT MAP](#)
- [CUP 2618 APP](#)

**Legislative History**



[02622](#)

PETITION: CUP 02622  
APPLICANT: DANIEL L GAULRAPP  
LOCATION: SOUTH OF 3316 ELVEHJEM RD, SECTION 12,  
TOWN OF DUNN  
CUP DESCRIPTION: 170' self-support communication tower with  
3' lightning rod

- Attachments:** [CUP 2622 Staff Report 062824](#)  
[CUP 2622 Town action](#)  
[CUP 2622 CityScape RF Engineering Report](#)  
[CUP 2622 Site Plan](#)  
[CUP 2622 Dish Search Ring Map](#)  
[CUP 2622 Photo Simulations](#)  
[CUP 2622 Map of residences within .5 mile](#)  
[CUP 2622 Applicant RF Sworn Statement](#)  
[CUP 2622 Tower fall zone engineering certification](#)  
[CUP 2622 Applicant Property Value Study](#)  
[CUP 2622 FAA Determination of No Hazard](#)  
[CUP 2622 Dish FCC RF Exposure Compliance](#)  
[CUP 2622 FULL APP](#)  
[CUP 2622 DUNN MAP](#)

**Legislative History**

6/18/24            Zoning & Land Regulation            postponed to the Zoning & Land  
   Committee    Regulation Committee  
A motion was made by BOLLIG, seconded by KRONING, that the Conditional  
Use Permit be postponed due to no town action and public opposition. The  
motion carried by the following vote: 5-0. Passed

**E. Plats and Certified Survey Maps**

[2024 LD-011](#)

Final Plat - Timber Lane Preserve  
Town of Middleton  
Staff recommends conditional approval

- Attachments:** [conditional approval](#)  
[2024-07-03 Timber Lane Preserve - Final Plat](#)  
[TimberLanePreserveMiddletonSection31](#)  
[Town Board- Preliminary Plat to Conditionally Approve 5 20 2024](#)



[2024 LD-010](#) Final Plat - Mount Vernon Hills  
Town of Springdale  
Staff recommends conditional approval

**Attachments:** [conditional approval](#)  
[Mount Vernon Hills - Final Plat 2024.06.03](#)  
[24-09 Mount Vernon Hills II](#)  
[12042 SPRINGDALE](#)

## F. Resolutions

## G. Ordinance Amendment

## H. Items Requiring Committee Action

## I. Reports to Committee

## J. Other Business Authorized by Law

## K. 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—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.*

(608) 266-4266