



Dane County

Meeting Agenda - Final-revised

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, March 26, 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 March 26, 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_DpuaQpsIRoyr5a9tDJzGTA

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: 983 9122 6880

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

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-560](#) March 12, 2024 ZLR Committee Meeting Minutes

Attachments: [03-12-2024 ZLR Work Meeting Minutes](#)

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

[12017](#)

PETITION: REZONE 12017
APPLICANT: PLYMOUTH STONE LLC (JOSH KLEIN)
LOCATION: SOUTH AND EAST OF 1889 N. KOLLATH RD., SECTION 35, TOWN OF SPRINGDALE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District
REASON: create 3 new residential lots

Attachments: [12017 Staff Report](#)
[12017 Town Action](#)
[12017 Density](#)
[12017 MAP](#)
[12017 APP amended](#)

[12018](#)

PETITION: REZONE 12018
APPLICANT: JOHN R DONLON
LOCATION: 3685 RIDGE ROAD, SECTION 23 & 24, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RR-16 Rural Residential District; RR-2 Rural Residential District TO RR-16 Rural Residential District, FP-1 Farmland Preservation District TO RR-16 Rural Residential District
REASON: consolidate 4 parcels into 2 lots, one agricultural and one residential

Attachments: [12018 Staff Report](#)
[12018 Town Action](#)
[12018 COTTAGE GROVE MAP](#)
[12018 APP](#)

[12019](#)

PETITION: REZONE 12019
APPLICANT: LEXI & LUCAS DOBRZYNSKI
LOCATION: SOUTH OF 6078 COUNTY HWY TT, SECTION 8, TOWN OF MEDINA
CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: increasing the size of an existing residential lot.

Attachments: [12019 Staff Report](#)
[12019 MEDINA MAP](#)
[12019 APP](#)

[12020](#)

PETITION: REZONE 12020
APPLICANT: KEVIN HAHN
LOCATION: NORTH OF 3978 OLD STAGE ROAD, SECTION 28, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [12020 Staff Report](#)
[12020 Town Action](#)
[12020 Density Study](#)
[12020 Pages from Center Rd Quarry Reclamation Plan 2023.01.11](#)
[12020 RUTLAND MAP](#)
[12020 APP](#)

[12021](#)

PETITION: REZONE 12021
APPLICANT: DAVE AUCHTUNG
LOCATION: 7003 & 7063 DEANSVILLE ROAD, SECTION 20, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,
FP-35 Farmland Preservation District TO RR-16 Rural Residential District, RR-2 Rural
Residential District TO RR-16 Rural Residential District
REASON: creating two residential lots for existing residences

Attachments: [12021 Staff Report](#)
[12021 Town Action](#)
[12021 Density Study](#)
[12021 YORK MAP](#)
[12021 YORK](#)

[12022](#)

PETITION: REZONE 12022
APPLICANT: RICHARD & JUDITH SCHWENN
LOCATION: 8155 COUNTY HIGHWAY PD, SECTION 12, TOWN OF SPRINGDALE
CHANGE FROM: SFR-08 Single Family Residential District TO AT-35 Agriculture Transition
District
REASON: expand the size of a residential lot

Attachments: [12022 Staff Report](#)
[12022 Town Action](#)
[12022 SPRINGDALE MAP](#)
[12022 APP](#)

[12023](#)

PETITION: REZONE 12023
APPLICANT: JEFFREY AND CARMIN SELTZNER
LOCATION: 7295 STATE HIGHWAY 73, SECTION 16, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12023 Staff Report](#)

[12023 Town Action](#)

[12023 Density Study](#)

[12023 YORK MAP](#)

[12023 APP](#)

[12024](#)

PETITION: REZONE 12024
APPLICANT: MIDDLETON, TOWN OF
LOCATION: VARIOUS PLAT/CSM LOTS, SECTIONS 17, 18, 29, 31 AND 32, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District, SFR-08 Single Family Residential District TO AT5 Agriculture Transition District
REASON: blanket rezone for various parcels based on town zoning policy

Attachments: [12024 Staff Report](#)

[12024 Town Action](#)

[12024 Blanket Rezone Town Map](#)

[12024 MIDDLETON MAP](#)

[12024 APP](#)

[12025](#)

PETITION: REZONE 12025
APPLICANT: AARYN & KALI HANDEL
LOCATION: 10146 MATHEWSON RD, SECTION 3, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: expand size of existing lot

Attachments: [12025 Staff Report](#)

[12025 Town Action](#)

[12025 MAZOMANIE MAP](#)

[12025 APP](#)

[2023 ACT-332](#) Discussion and possible action regarding the violation of conditions of Conditional Use Permit #2610, SN Windy Acres LLC (Scott Niebuhr), 3160 County Hwy J, Section 1, Town of Springdale. The conditional use permit was issued for transient or tourist lodging.

Attachments: [CUP violation, 3160 County Hwy J](#)
[CUP #2610](#)

J. Reports to Committee

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.

(608)266-4266