



# 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?*

---

Tuesday, December 22, 2020

6:30 PM

Remote meeting

---

#### Remote meeting

The December 22, 2020 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\\_DcyERCXBRO6\\_G\\_kZ3ZHfhA](https://us02web.zoom.us/webinar/register/WN_DcyERCXBRO6_G_kZ3ZHfhA)

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: 860 1169 3346

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to [lane.roger@countyofdane.com](mailto:lane.roger@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 30 minutes 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.

#### A. Call to Order

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

#### C. Consideration of Minutes

[2020 MIN-342](#) November 24, 2020 ZLR Committee Public Hearing Minutes

**Attachments:** [11-24-20 ZLR public hearing minutes](#)

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

[11616](#) PETITION: REZONE 11616  
APPLICANT: DANA T RADAVICH  
LOCATION: SOUTHEAST OF 4114 OBSERVATORY DRIVE, SECTION 16, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District to RR-4 Rural Residential District, RR-16 Rural Residential District, and RM-16 Rural Mixed Use District; RR-8 Rural Residential District to RR-16 Rural Residential District; RM-8 Residential Mixed Use District to RM-16 Rural Mixed Use District  
REASON: creating one residential lot and increasing the size of two existing residential lots

**Attachments:** [11616 Staff Report REVISED 12-18-2020.pdf](#)  
[11616 Deed Restrictions Report.pdf](#)  
[11616 density.pdf](#)  
[11616 Town.pdf](#)  
[11616 Map.pdf](#)  
[11616 APP revised.pdf](#)

[11617](#) PETITION: REZONE 11617  
APPLICANT: JOSEPH FREDA  
LOCATION: 2379 WILLIAMS POINT DRIVE, SECTION 18, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: HAM-M Hamlet Mixed-Use District TO SFR-08 Single Family Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11617 Staff Report](#)  
[11617 Town](#)  
[11617 App.pdf](#)  
[11617 Map.pdf](#)

[11618](#)

PETITION: REZONE 11618  
APPLICANT: EBERT STONEY ACRES LLC  
LOCATION: NORTH OF 6523 STATE HWY 73, SECTION 34, TOWN OF YORK  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11618 Staff Report](#)

[11618 Town](#)

[11618 Density](#)

[11618 Map.pdf](#)

[11618 App.pdf](#)

[11619](#)

PETITION: REZONE 11619  
APPLICANT: ANTHONY JAKACKI  
LOCATION: 5116-5118 EASY STREET, SECTION 35, TOWN OF VIENNA  
CHANGE FROM: FP-35 Farmland Preservation District TO TFR-08 Two Family Residential District  
REASON: adding 1 acre onto an existing two-family dwelling lot

**Attachments:** [11619 Staff Report](#)

[11619 Town.pdf](#)

[11619 App.pdf](#)

[11619 Map.pdf](#)

[11621](#)

PETITION: REZONE 11621  
APPLICANT: 4 D FARMS LLC  
LOCATION: 5379 COUNTY HWY V, SECTION 22, TOWN OF VIENNA  
CHANGE FROM: RM-16 Rural Mixed-Use District TO TFR-08 Two Family Residential District  
REASON: separating existing residence (duplex) from the farmland

**Attachments:** [11621 Staff Report](#)

[11621 Town](#)

[11621 Density](#)

[11621 App.pdf](#)

[11621 Map.pdf](#)

[11622](#)

PETITION: REZONE 11622  
APPLICANT: TIM A VITENSE JR  
LOCATION: 2843 AND 2821 DOOR CREEK ROAD, SECTION 7, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO RR-8 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11622 Staff Report](#)

[11622 Town](#)

[11622 App.pdf](#)

[11622 Map.pdf](#)

[11623](#)

PETITION: REZONE 11623  
APPLICANT: KALTENBERG REV TRUST  
LOCATION: NORTH OF 5273 EASY STREET, SECTION 35, TOWN OF VIENNA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11623 Staff Report](#)

[11623 Town](#)

[11623 Density](#)

[11623 Map.pdf](#)

[11623 App.pdf](#)

[11624](#)

PETITION: REZONE 11624  
APPLICANT: TWIN ROCK LLC  
LOCATION: 2528 SPRING ROSE ROAD, SECTION 18, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11624 Staff Report.pdf](#)

[11624 Town.pdf](#)

[11624 Map.pdf](#)

[11624 App.pdf](#)

[11625](#)

PETITION: REZONE 11625  
APPLICANT: TOWN OF COTTAGE GROVE  
LOCATION: 4030 COUNTY HWY N, SECTION 16, TOWN OF COTTAGE GROVE  
CHANGE FROM: RM-8 Rural Mixed-Use District TO GC General Commercial District  
REASON: change zoning to allow for an electronic message board for emergency management services

**Attachments:** [11625 Staff Report.pdf](#)

[11625 Town.pdf](#)

[11625 App.pdf](#)

[11625 Map.pdf](#)

[11626](#)

PETITION: REZONE 11626  
APPLICANT: CURTIS B SORENSEN  
LOCATION: EAST OF 4066 COUNTY HWY JJ, SECTION 15, TOWN OF VERMONT  
CHANGE FROM: FP-1 Farmland Preservation District TO RR-4 Rural Residential District  
REASON: changing the zoning on an existing lot to allow for residential development

**Attachments:** [11626 Staff Report.pdf](#)

[11626 Parcel origin.pdf](#)

[11626 App.pdf](#)

[11626 Map.pdf](#)

[11627](#)

PETITION: REZONE 11627  
APPLICANT: KYLE FISHER  
LOCATION: 5500 COUNTY HWY J, SECTION 26, TOWN OF VERMONT  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11627 Staff Report.pdf](#)

[11627 Density.pdf](#)

[11627 Town.pdf](#)

[11627 App.pdf](#)

[11627 Map.pdf](#)

11628

PETITION: REZONE 11628  
APPLICANT: ANCHOR-T RANCH LLC  
LOCATION: WEST OF 6085 PURCELL ROAD, SECTION 6, TOWN OF OREGON  
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District  
REASON: creating one residential lot

**Attachments:** [11628 Staff Report.pdf](#)

[11628 Town.pdf](#)  
[11628 density.pdf](#)  
[11628 App.pdf](#)  
[11628 Map.pdf](#)

CUP 2510

PETITION: CUP 02510  
APPLICANT: WINGRA REAL ESTATE LLC / PAYNE & DOLAN  
LOCATION: 157 COUNTY HWY MM, SECTION 36, TOWN OF OREGON  
CUP DESCRIPTION: hot-mix asphalt plant

**Attachments:** [CUP 2510 Staff Report.pdf](#)

[CUP 2510 Town.pdf](#)  
[CUP 2510 Letters in opposition.pdf](#)  
[CUP 2510 App.pdf](#)  
[CUP 2510 MAP.pdf](#)

CUP 2511

PETITION: CUP 2511  
APPLICANT: 4 D FARMS LLC / MADISON SAND & GRAVEL  
LOCATION: 5379 CTH V, SECTION 22, TOWN OF VIENNA  
CUP DESCRIPTION: Expansion of an existing mineral extraction site

**Attachments:** [CUP 2511 STAFF](#)

[CUP 2511 Town.pdf](#)  
[CUP 2511 Letter in opposition.pdf](#)  
[CUP 2511 condensed application](#)

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



11/20/20

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 Roger Lane, Planning and Development Department, 266-4266,  
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.*