



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, August 25, 2020

6:30 PM

Remote meeting: Call: 1-866-899-4679 Access
Code: 893-912-933

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The August 25th Zoning and Land Regulation Committee meeting is being held remotely in accordance with public health requirements to protect our community from the COVID-19 pandemic. The public can access the meeting in the following manner:

By phone, call: 1-866-899-4679 and use Access Code: 893-912-933 or via computer at: <https://global.gotomeeting.com/join/893912933> Note: You will be asked to identify yourself upon connection.

If you would like to speak on an agenda item, you must **PRE-REGISTER** in **ADVANCE** by calling 1-608-266-9078. Registrants must provide their full name, 10-digit phone number, and the agenda item they wish to speak about. Anyone wishing to speak is strongly encouraged to pre-register as soon as possible.

Registrations will be accepted until 30 minutes prior to the meeting. During the meeting, Staff will place you on mute until the petition item is before the committee. Registrants will have 5 minutes to express their concerns.

If you have any questions regarding an agenda item, please contact the Zoning Administrator by phone at 1-608-266-9078, or by email at lane.roger@countyofdane.com.

A. Call to Order

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

C. Consideration of Minutes

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

[11572](#)

PETITION: REZONE 11572
APPLICANT: KYLE A MELTON
LOCATION: 121 HICKORY NUT LANE, SECTION 36, TOWN OF ALBION
CHANGE FROM: SFR-08 Single Family Residential District TO HAM-R Hamlet Residential District
REASON: change zoning district to allow for a reduced rear yard setback

Attachments: [11572 Staff Report.pdf](#)

[11572 Town.pdf](#)

[11572 APP](#)

[11572 Map](#)

[11573](#)

PETITION: REZONE 11573
APPLICANT: NORMAN ARENDT
LOCATION: 49 DANKS ROAD, SECTION 36, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11573 Staff Report](#)

[11573 Town.pdf](#)

[11573 Revised CSM.pdf](#)

[11573 Density](#)

[11573 Map](#)

[11573 APP](#)

[11574](#)

PETITION: REZONE 11574
APPLICANT: LUCILLE NOTTESTAD
LOCATION: 1350 KOSHKONONG ROAD, SECTION 18, TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, GC General Commercial District TO RR-2 Rural Residential District
REASON: separating the existing residence from the farmland and creating an agricultural lot

Attachments: [11574 Staff Report](#)

[11574 Town](#)

[11574 Density](#)

[11574 Map](#)

[11574 APP](#)

[11575](#)

PETITION: REZONE 11575
APPLICANT: BRUCE HOEHNE
LOCATION: 4535 GARFOOT ROAD, SECTION 8, TOWN OF CROSS PLAINS
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District and
RR-16 Rural Residential District, FP-1 Farmland Preservation District TO RR-16 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11575 Staff Report.pdf](#)

[11575 Town.pdf](#)

[11575 Map](#)

[11575 APP](#)

[11576](#)

PETITION: REZONE 11576
APPLICANT: RON H AND CATHERINE HASSLINGER
LOCATION: 2525 TOWER ROAD, SECTION 17, TOWN OF DUNN
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2 Rural Residential District,
RR-16 Rural Residential District TO RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11576 Staff Report.pdf](#)

[11576 Town.pdf](#)

[11576 Map](#)

[11576 APP](#)

[11577](#)

PETITION: REZONE 11577
APPLICANT: LARRY G SKAAR
LOCATION: EAST OF 3101 US HIGHWAY 12/18, SECTION 30, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW
District
REASON: create 11.7-acre agricultural lot for future development

Attachments: [11577 Staff Report](#)

[11577 Town.pdf](#)

[11577 Revised CSM.pdf](#)

[11577 Map](#)

[11577 APP](#)

[11578](#)

PETITION: REZONE 11578
APPLICANT: MARTIN L RICHARDSON
LOCATION: 2429 TOWN HALL ROAD, SECTION 20, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District,
RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11578 Staff Report.pdf](#)

[11578 Town.pdf](#)

[11578 Map](#)

[11578 APP](#)

[CUP 02501](#)

PETITION: CUP 02501
APPLICANT: MORCOY COMPOUND LLC
LOCATION: 7741 STATE HIGHWAY 69, SECTION 31, TOWN OF MONTROSE
CUP DESCRIPTION: second farm residence for parents

Attachments: [CUP 2501 Staff Report.pdf](#)

[CUP 2501 Town.pdf](#)

[CUP 2501 Density.pdf](#)

[CUP 2501 Map](#)

[CUP 2501 APP](#)

[CUP 02502](#)

PETITION: CUP 02502
APPLICANT: HELLENBRAND LIVING TR, JUDITH E
LOCATION: NORTHWEST OF 8778 AIRPORT ROAD, SECTION 6, TOWN OF MIDDLETON
CUP DESCRIPTION: allowing height of accessory building to be 16' in the TFR-08 Zoning
District

Attachments: [CUP 2502 Staff Report.pdf](#)

[CUP 2502 Town.pdf](#)

[CUP 2502 Map](#)

[CUP 2502 APP.pdf](#)

[CUP 02503](#)

PETITION: CUP 02503
APPLICANT: RUTH B HERMSDORF
LOCATION: 3382 MEIER ROAD, SECTION 24, TOWN OF BLOOMING GROVE
CUP DESCRIPTION: renewable energy electric generating facility - 53-acre solar farm

- Attachments:** [CUP 2503 Staff Report.pdf](#)
[CUP 2503 Town.pdf](#)
[CUP 2503 letter from City of Madison.pdf](#)
[CUP 2503 letter from Meier Rd LCC.pdf](#)
[CUP 2503 Map](#)
[CUP 2503 APP](#)

[2020 OA-008](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING UPDATES TO THE TOWN OF DEERFIELD COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: MGINNITY and BOLLIG

- Attachments:** [2020 OA-008 staff memo Deerfield](#)
[2020 OA-008](#)
[Deerfield Future Land Use Map](#)
[2020 OA-008 Adopted 2020 Town of Deerfield Comprehensive Plan](#)

Legislative History

7/10/20 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-009](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING UPDATES TO THE TOWN OF PLEASANT SPRINGS COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: RATCLIFF and BOLLIG

- Attachments:** [2020 OA-009 Staff Memo \(Pleasant Springs Plan\)](#)
[2020 OA-009](#)
[Pleasant Springs Future Land Use Map](#)
[2020 OA-009 PleasantSpringsCompPlanText&Maps](#)

Legislative History

7/10/20 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-010](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING UPDATES TO THE TOWN OF DUNN
COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN

Sponsors: MILES and BOLLIG

Attachments: [2020 OA-10 staff memo Dunn](#)
[2020 OA-010](#)
[Town of Dunn Future Land Use Map](#)
[Town of Dunn Comprehensive Plan](#)
[Town of Dunn Staff Summary of Comprehensive Plan Amendments](#)

Legislative History

7/10/20 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING UPDATES TO THE TOWN OF
BURKE COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN

Sponsors: SCHAUER and BOLLIG

Attachments: [2020 OA-11 staff memo Burke](#)
[2020 OA-011](#)
[2020 OA-011 Burke - Future Land Use Map Amendment - side legend \(\(](#)

Legislative History

7/10/20 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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

2/11/20 Zoning & Land Regulation received and filed
Committee

A motion was made by Audet, seconded by Knoll, to accept into the record for petition #11433 two emails dated March 12, 2018 submitted by the applicant. The motion carried, 5-0. Passed

[CUP 02493](#)

PETITION: CUP 02493
APPLICANT: JOSEPH PATRICK EUGSTER
LOCATION: 3865 STATE HIGHWAY 138, SECTION 10, TOWN OF RUTLAND
CUP DESCRIPTION: EXPAND AGRICULTURAL ACCESSORY USES ON THE FARM

Attachments: [CUP 2493 Staff Update](#)

[CUP 2493 Town](#)

[CUP 2493 Site Plans.pdf](#)

[CUP 2493 Map](#)

[CUP 2493 App.pdf](#)

Legislative History

6/23/20 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by Peters, seconded by Smith, to postpone the petition due to no town action. The motion carried, 5-0. Passed

F. Plats and Certified Survey Maps

[2020 LD-008](#)

Chapter 75 Land Division variance request - Nottestad (11574)
Owner: Lucille Nottestad
Location: North of 1350 Koshkonong Road, Section 18, Town of Christiana
Reason: creating an agricultural lot without road frontage

Attachments: [Report](#)

[Variance Application](#)

[2020 LD-009](#)

Chapter 75 Land Division variance request - Mathews (11582)
Owner: Kyle Mathews
Location: East of 3934 Vilas Hope Road, Section 18, Town of Cottage Grove
Reason: creating a residential lot with 65.5 feet of road frontage

Attachments: [Report](#)

[Proposed Survey Map](#)

[Variance Application](#)

[2020 LD-010](#) Chapter 75 Land Division variance request - Christiana Cemetery
Location: 1431 County Hwy B, Section 19, Town of Christiana
Reason: creating a 20-foot access path to existing cemetery

Attachments: [Report](#)
[Cemetary rezone application](#)

[2020 LD-011](#) Final Plat - Twin Rock
Town of Verona
Consideration of the February 11, 2020 conditional approval and execution of the plat document pursuant to established committee policy.
Staff recommends the chairperson to sign and date the final plat and proceed with recording.

Attachments: [conditional](#)
[TWIN ROCK PLAT \(3-12-20\)](#)
[19-22](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

2020 DISC-028 Discuss scheduling a site visit for proposed Conditional Use Permit #2496,
Section 28, Town of Rutland

Attachments: Site map.pdf

J. Reports to Committee

[2020 RPT-200](#) Annual review of the following Salvage Recycling Center License pursuant to Dane County
Code of Ordinances, Section 10.20(3):
Rowley, John, 1748 Springrose Road, Verona WI 53593
(Postponed from 7/28/2020 public hearing)

Attachments: [2020 update](#)

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.