



# 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, December 13, 2022

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 December 13, 2022 Zoning & 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 the City County Building, Room 354 (210 Martin Luther King Jr. Blvd, Madison). OR

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\\_WOP6SBJVQna4NLIY9\\_Bd6A](https://zoom.us/webinar/register/WN_WOP6SBJVQna4NLIY9_Bd6A)

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

**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**

[2022 MIN-448](#) Minutes of the November 15, 2022 Zoning & Land Regulation Committee meeting.

**Attachments:** [11-15-22 ZLR Public Hearing Minutes](#)

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

[11909](#)

PETITION: REZONE 11909  
APPLICANT: CRYSTAL LAKE PARK LLC  
LOCATION: SOUTH OF N550 GANNON ROAD, SECTION 2, TOWN OF ROXBURY  
CHANGE FROM: NR-C Natural Resource Conservation District TO RE Recreational District  
REASON: town-initiated rezone for consistency with previous (pre zoning ordinance rewrite) zoning district.

**Attachments:** [11909 Staff Report](#)  
[11909 Town Action](#)  
[11909 Exhibits](#)  
[11909 Map](#)  
[11909 App](#)  
[11909 Town comments - Steinberg](#)

[11910](#)

PETITION: REZONE 11910  
APPLICANT: CEDAR CREEK VALLEY LLC (JULIETTE SCHICK)  
LOCATION: 2631 COUNTY HIGHWAY J, SECTION 14, TOWN OF SPRINGDALE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District  
REASON: expanding residential lot boundary

**Attachments:** [11910 Staff Report](#)  
[11910 Map UPDATE.pdf](#)  
[11910 App](#)

[11911](#)

PETITION: REZONE 11911  
APPLICANT: RONALD & BARBARA HENNINGS LIVING TR  
LOCATION: 6260 SOMMER VALLEY CIR, SECTION 4, TOWN OF BURKE  
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11911 Staff Report](#)  
[11911 Map](#)  
[11911 App](#)

[11912](#)

PETITION: REZONE 11912  
APPLICANT: DOROTHY M JOHNSON  
LOCATION: 1343 STARR SCHOOL RD, NORTH AND SOUTH OF 1383 STARR SCHOOL RD,  
SECTION 2, TOWN OF RUTLAND  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District and  
RR-2 Rural Residential District  
REASON: separate existing farmstead from farm and create 3 additional residential lots

**Attachments:** [11912 Staff Report](#)  
[11912 Density Study \(20 acre parcel\)](#)  
[11912 Density Study \(subject property\)](#)  
[11912 Map](#)  
[11912 App](#)

[11913](#)

PETITION: REZONE 11913  
APPLICANT: NORSMAN INVESTMENTS LLC  
LOCATION: 1161 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: RR-8 Rural Residential District TO HC Heavy Commercial District  
REASON: create a 2.8-acre commercial lot for a material storage business

**Attachments:** [11913 Staff Report](#)  
[11913 Town Action Report](#)  
[11913 Example building exhibit](#)  
[11913 Map](#)  
[11913 App rev](#)

[02579](#)

PETITION: CUP 02579  
APPLICANT: BMS PROPERTIES LLC  
LOCATION: 2416 COUNTY RD MN ABUTTING COUNTY RD N, SECTION 33, TOWN OF  
COTTAGE GROVE  
CUP DESCRIPTION: expansion of existing dog kennel operation

**Attachments:** [CUP 2579 Staff Report](#)  
[CUP 2579 Town Action](#)  
[CUP 2579 Revised Site Plan](#)  
[CUP 2579 Map](#)  
[CUP 2579 App](#)

[2022 OA-044](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING CONDITIONAL USE PERMIT APPEALS

**Sponsors:** DOOLAN

**Attachments:** [2022 OA-044 Staff Memo ZLR.pdf](#)

[2022 OA-044](#)

[2022 OA-044 Fiscal Note](#)

**Legislative History**

10/21/22 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

10/21/22 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**

[11870](#) PETITION: REZONE 11870  
APPLICANT: TYROL PROPERTIES LLC  
LOCATION: NORTH OF 3487 BOHN RD, SECTION 28, TOWN OF VERMONT  
CHANGE FROM: NR-C Natural Resource Conservation District TO RE Recreational District  
REASON: rezone to allow expansion of parking area for tyrol basin

**Attachments:** [11870 Staff Update](#)  
[11870 Staff Report.pdf](#)  
[11870 Town Action Report.pdf](#)  
[11870 parking area concept.pdf](#)  
[11870 parking area - zoom.pdf](#)  
[11870 staff correspondence.pdf](#)  
[11870 Map](#)  
[11870 APP](#)

**Legislative History**

8/23/22 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee  
A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be postponed to allow time for additional information to be submitted.  
The motion carried by the following vote: 3-0. Passed





[2022 LD-015](#) Final Plat - Lazy M Estates (formerly Meier Farm)  
Town of Middleton  
Staff recommends conditional approval

**Attachments:** [conditional approval](#)  
[210797 Lazy M Estates \(11-16-22\)](#)  
[21-26](#)  
[11742 Staff ReportUPDATE](#)

## G. Resolutions

[2022 RES-257](#) REQUEST STATE TO REVISE THE CURRENT REAL ESTATE TRANSFER  
FEES REVENUE SHARING FORMULA

**Sponsors:** MILES and ENGELBERGER

**Attachments:** [2022 RES-257](#)

**Legislative History**

11/18/22 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

11/18/22 County Board referred to the Executive  
Committee  
This resolution was referred to the Executive Committee

## H. Ordinance Amendment

[2022 OA-044](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF  
ORDINANCES, REGARDING CONDITIONAL USE PERMIT APPEALS

**Sponsors:** DOOLAN

**Attachments:** [2022 OA-044 Staff Memo ZLR.pdf](#)  
[2022 OA-044](#)  
[2022 OA-044 Fiscal Note](#)

**Legislative History**

10/21/22 County Board referred to the Zoning & Land  
Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee



10/21/22 County Board referred to the Personnel &  
Finance Committee  
This resolution was referred to the Personnel & Finance Committee

## I. Items Requiring Committee Action

[2022 ACT-216](#) Site Plan Review for the relocation of a farm residence within the FP-35  
Farmland Preservation Zoning District  
Applicant: Kolton and Elizabeth Urso  
Location: 4056 Mahoney Road, Section 9, Town of Dunn

**Attachments:** [Site Plan Review, Urso, Sec 9, Dunn.pdf](#)

## J. Reports to Committee

[2022 RPT-546](#) Approved Certified Survey Map applications

**Attachments:** [Dec 2022](#)

## 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.*