



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, October 27, 2020

6:30 PM

GoTo Virtual meeting: By Phone: 1-877-309-2073

Access Code: 305-661-813

By Computer:

<https://global.gotomeeting.com/join/305661813>

"BUDGET"

"BUDGET" Remote Meeting: Call 1-877-309-2073 Access Code: 305-661-813

By Computer: <https://global.gotomeeting.com/join/305661813>

The October 27, 2020 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: 1-877-309-2073 Access Code: 305-661-813

By Computer: <https://global.gotomeeting.com/join/305661813>

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 Zoning Administrator Roger Lane by phone at 1-608-266-9078, or by email at lane.rogger@countyofdane.com

A. Call to Order

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

C. Consideration of Minutes

[2020 MIN-233](#) Minutes of the October 13, 2020 Zoning and Land Regulation Committee meeting

Attachments: [10-13-20 ZLR meeting minutes.pdf](#)

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

[11591](#) PETITION: REZONE 11591
APPLICANT: KENDALL C KAHL
LOCATION: 9933 CARTER ROAD, SECTION 14, TOWN OF MAZOMANIE
CHANGE FROM: RM-8 Rural Mixed-Use District TO RR-4 Rural Residential and LC Limited Commercial District
REASON: dividing an existing lot into two lots to use the existing building for commercial purposes

Attachments: [11591 Staff Report.pdf](#)

[11591 Town.pdf](#)

[11591 Map](#)

[11591 APP](#)

[11592](#) PETITION: REZONE 11592
APPLICANT: MADISON VERONA SELF STORAGE LLC
LOCATION: SOUTHEAST OF 4234 MAPLE GROVE ROAD, SECTION 13, TOWN OF VERONA
CHANGE FROM: Wetland status to Non-Wetland Status
REASON: declassification of wetland pockets on a commercial development site

Attachments: [11592 Staff Report.pdf](#)

[11592 Town.pdf](#)

[11592 Map](#)

[11592 Wetland Exemption Review Letter - Nonfederal-URBAN - 2018 6](#)

[11592 Federal Wetland Jurisdiction Determination 8135.pdf](#)

[11592 Delineation Report 7969.pdf](#)

[11592 APP](#)

[11593](#)

PETITION: REZONE 11593
APPLICANT: CHRISTOPHER R ROHDE-SZUDY
LOCATION: NORTH OF 6474 COOKE ROAD, SECTION 36, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11593 Staff Report.pdf](#)

[11593 Town.pdf](#)

[11593 Density.pdf](#)

[11593 Map](#)

[11593 APP](#)

[11594](#)

PETITION: REZONE 11594
APPLICANT: TOWN OF DEERFIELD FOR VARIOUS PROPERTY OWNERS
LOCATION: TOWN OF DEERFIELD various sections
CHANGE FROM: FP-1 Farmland Preservation District TO FP-35 Farmland Preservation District
REASON: blanket rezone to correct errors associated with the adoption of the revised Dane County Zoning Ordinance

Attachments: [11594 Staff Report.pdf](#)

[11594 Map](#)

[11594 APP](#)

[11595](#)

PETITION: REZONE 11595
APPLICANT: FLYNN CREEK FARMS LLC
LOCATION: 1142 FRITZ ROAD, SECTION 7, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and RR-4 Rural Residential District
REASON: creating two residential lots and separating the existing residence from the farmland

Attachments: [11595 Staff Report.pdf](#)

[11595 Town.pdf](#)

[11595 Density.pdf](#)

[11595 Deed 2013.pdf](#)

[11595 APP](#)

[11595 Map](#)

[11596](#)

PETITION: REZONE 11596
APPLICANT: DIANA M NELSON
LOCATION: 4927 FELLAND ROAD, SECTION 35, TOWN OF BURKE
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District
REASON: division of an existing residential lot to create two smaller lots

Attachments: [11596 Staff Report.pdf](#)
[11596 Map](#)
[11596 APP](#)
[11596 LD-017 Variance Report.pdf](#)

[11597](#)

PETITION: REZONE 11597
APPLICANT: PHILLIP J VAN KAMPEN
LOCATION: 5418 HONEYSUCKLE LANE, SECTION 3, TOWN OF OREGON
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: adding additional lands onto an existing residential lot

Attachments: [11597 Staff Report.pdf](#)
[11597 Town.pdf](#)
[11597 Map](#)
[11597 APP](#)

[11598](#)

PETITION: REZONE 11598
APPLICANT: BRANDON T COOLEY
LOCATION: 3094 WAUCHEETA TRAIL, SECTION 5, TOWN OF DUNN
CHANGE FROM: SFR-2 Single Family Residential District TO SFR-08 Single Family Residential District
REASON: dividing an existing residential lot to create a second lot

Attachments: [11598 Staff Report.pdf](#)
[11598 Town.pdf](#)
[11598 Map](#)
[11598 APP](#)

11599

PETITION: REZONE 11599
APPLICANT: KOOS FAMILY TR
LOCATION: 10541 COUNTY HIGHWAY Y, SECTION 28, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot and one 43-acre agricultural lot

Attachments: [11599 Staff Report.pdf](#)

[11599 Town.pdf](#)

[11599 Density.pdf](#)

[11599 Map](#)

[11599 APP](#)

11600

PETITION: REZONE 11600
APPLICANT: JEFFERY D BELL
LOCATION: WEST OF 4464 OLD INDIAN TRAIL, SECTION 4, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11600 Staff Report.pdf](#)

[11600 Town.pdf](#)

[11600 Density.pdf](#)

[11600 Map](#)

[11600 APP](#)

11601

PETITION: REZONE 11601
APPLICANT: RHODA SCHUSTER
LOCATION: 87 NORTH UNION ROAD, SECTION 34, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11601 Staff Report.pdf](#)

[11601 Town.pdf](#)

[11601 Density.pdf](#)

[11601 Map](#)

[11601 APP](#)

11602

PETITION: REZONE 11602
APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF DANE
CHANGE FROM: RM-16 Rural Mixed-Use District TO NR-C Natural Resource Conservation District and RR-8 Rural Residential District, RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: creating a lot for an existing residence; reconfiguring an existing residential lot; assigning conservancy district to pond

Attachments: [11602 Staff Report.pdf](#)
[11602 Map](#)
[11602 Previous Deed Restriction.pdf](#)
[11602 APP](#)

11603

PETITION: REZONE 11603
APPLICANT: TERRY LUND
LOCATION: 3274 UNION DANE ROAD, SECTION 34, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-2 Rural Residential District, and FP-1 Farmland Preservation District
REASON: separating the existing residence from the farmland and creating two residential lots

Attachments: [11603 Staff Report.pdf](#)
[11603 Town.pdf](#)
[11603 Density.pdf](#)
[11603 Map](#)
[11603 APP](#)

11605

PETITION: REZONE 11605
APPLICANT: GARY BRUNNER
LOCATION: 4597 COUNTY HIGHWAY P, SECTION 3, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District and RM-8 Rural Mixed-Use District, RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: separating the existing farmstead from the farmland and creating a residential lot

Attachments: [11605 Staff Report.pdf](#)
[11605 town.pdf](#)
[11605 density.pdf](#)
[11605 Town acceptance of detachment.pdf](#)
[11605 Map](#)
[11605 APP](#)

11606

PETITION: REZONE 11606
APPLICANT: DAVID L MOYER
LOCATION: NW CORNER OF THE COUNTY HIGHWAY FF AND STANFIELD ROAD
INTERSECTION, SECTION 6, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11606 Staff Report.pdf](#)

[11606 Town.pdf](#)

[11606 density.pdf](#)

[11606 Map](#)

[11606 APP](#)

11607

PETITION: REZONE 11607
APPLICANT: VINEY ACRES LLC
LOCATION: WEST OF 2100 NORA ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11607 Staff Report](#)

[11607 Town.pdf](#)

[11607 Density.pdf](#)

[11607 Map](#)

[11607 APP](#)

11608

PETITION: REZONE 11608
APPLICANT: JASON M CHANDLER
LOCATION: 1645 LAKE KEGONSA ROAD, SECTION 35, TOWN OF DUNN
CHANGE FROM: RR-16 Rural Residential District TO RR-8 Rural Residential District, RR-1
Rural Residential District TO RR-8 Rural Residential District
REASON: adding additional lands onto an existing residential lot

Attachments: [11608 Staff Report.pdf](#)

[11608 Town.pdf](#)

[11608 Map](#)

[11608 App.pdf](#)

[11609](#)

PETITION: REZONE 11609
APPLICANT: VOGEL FAMILY REV LIVING TR
LOCATION: SOUTH OF 5718 COUNTY HIGHWAY TT, SECTION 18, TOWN OF MEDINA
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: consolidating lots to create a buildable residential lot

Attachments: [11609 Staff Report.pdf](#)

[11609 Town.pdf](#)

[11609 Map](#)

[11609 APP](#)

[CUP 02506](#)

PETITION: CUP 02506
APPLICANT: LISA M NELSON
LOCATION: 172 STATE HIGHWAY 138, SECTION 31, TOWN OF DUNKIRK
CUP DESCRIPTION: 10.103(12) limited family business - hair salon

Attachments: [CUP 2506 Staff Report](#)

[CUP 2506 Town](#)

[CUP 2506 CUP Standards, Operations, and Site Plan](#)

[CUP 2506 Map](#)

[CUP 2506 APP](#)

[2020 OA-012](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: BOLLIG

Attachments: [2020 OA-12 Ordinance Text.pdf](#)

[2020 OA-12 staff memo Cross Plains .pdf](#)

[2020 OA-12 Voluntary Conservation Area map.pdf](#)

[2020 OA-12 Town of Cross Plains Resolution to Amend Land use Plan.r](#)

Legislative History

8/14/20 County Board referred to the Zoning & Land Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE
COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE
PLAN

Sponsors: RATCLIFF, DOOLAN and BOLLIG

Attachments: [OA 2020-016 Staff Report](#)

[OA 2020-016](#)

[Cottage Grove Comp Plan Community notice 9 2020](#)

[Cottage Grove Plan Amendment document](#)

[OA 2020-016 Letter of opposition](#)

Legislative History

9/4/20 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

[11589](#) PETITION: REZONE 11589
APPLICANT: THOMAS W SHANNON
LOCATION: 5525 PORTAGE ROAD, SECTION 21, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District
REASON: separating existing residences onto individual properties

Attachments: [11589 Staff Update.pdf](#)

[11589 Town.pdf](#)

[11589 Map](#)

[11589 APP](#)

Legislative History

9/22/20 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by DOOLAN, seconded by KIEFER, that the Zoning
Petition be postponed due to no Town Action. The motion carried by the
following vote: 5-0 Passed

F. Budget Discussion and Amendments

[2020 ACT-143](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2021 OPERATING BUDGET

Attachments: [ZLR Operating Amnds 10-27-20](#)

[2020 ACT-144](#) ZONING & LAND REGULATION COMMITTEE AMENDMENTS TO THE
PROPOSED 2021 CAPITAL BUDGET

G. Plats and Certified Survey Maps

[2020 LD-016](#) Chapter 75 Land Division variance request - Hamilton
Town of Springdale

Attachments: [Report](#)
[Dane County Variance application](#)
[Hamilton_CSM 20w324 \(9-22-2020\)](#)

[2020 LD-017](#) Chapter 75 Land Division variance request - Diana Nelson (11596)
Town of Burke

Attachments: [Report](#)
[Nelson CSM](#)
[20200831130521](#)

[2020 LD-018](#) Pioneer Pointe - Final Plat
Town of Middleton
Consideration of the November 12, 2019 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 approval](#)
[19-28](#)
[180551_Pioneer Pointe Final Plat 2019-10-17](#)
[11379 Staff Update](#)
[map](#)

H. Resolutions

I. Ordinance Amendment

[2020 OA-012](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: BOLLIG

Attachments: [2020 OA-12 Ordinance Text.pdf](#)
[2020 OA-12 staff memo Cross Plains .pdf](#)
[2020 OA-12 Voluntary Conservation Area map.pdf](#)
[2020 OA-12 Town of Cross Plains Resolution to Amend Land use Plan.g](#)

Legislative History

8/14/20 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,
INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: RATCLIFF, DOOLAN and BOLLIG

Attachments: [OA 2020-016 Staff Report](#)
[OA 2020-016](#)
[Cottage Grove Comp Plan Community notice 9 2020](#)
[Cottage Grove Plan Amendment document](#)
[OA 2020-016 Letter of opposition](#)

Legislative History

9/4/20 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

J. Items Requiring Committee Action

K. Reports to Committee

L. Other Business Authorized by Law

M. 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.