



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, May 25, 2021

6:30 PM

Remote meeting

ZOOM Webinar Meeting ID: 846 7089 2792

The May 25, 2021 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_v9kZoHDEThChu6Oq-8ox2g

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: 846 7089 2792

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

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 1 hour 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.

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 ntwam qhov txheej txheem rau cov ntaub ntwav ntxiv.

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

[11687](#)

PETITION: REZONE 11687
APPLICANT: TJM RES LLC
LOCATION: 2459 SPRING ROSE ROAD, SECTION 13, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-1 Rural Residential District, AT-35 Agriculture Transition District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO RR-8 Rural Residential District
REASON: creating three new residential lots.

Attachments: [11687 Staff Report.pdf](#)

[11687 Density.pdf](#)

[11687 Town.pdf](#)

[11687 Map](#)

[11687 APP](#)

[11688](#)

PETITION: REZONE 11688
APPLICANT: NEW HEIGHTS LUTHERAN CHURCH
LOCATION: NORTHEAST CORNER OF THE US HWY 14 / STATE HWY 78 INTERSECTION, SECTION 15, TOWN OF MAZOMANIE
CHANGE FROM: FP-1 Farmland Preservation District TO GC General Commercial District
REASON: change zoning to allow for the construction of a church

Attachments: [11688 Staff Report.pdf](#)

[11688 Town](#)

[11688 Map](#)

[11688 APP](#)

[11689](#)

PETITION: REZONE 11689
APPLICANT: JEFFREY N HAAS
LOCATION: 7807 FISH LAKE ROAD, SECTION 4, TOWN OF ROXBURY
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-1 Single Family Residential District
REASON: increasing the size of an existing residential lot in order to relocate the house

Attachments: [11689 Staff Report.pdf](#)

[11689 Town.pdf](#)

[11689 Map](#)

[11689 APP](#)

[11690](#)

PETITION: REZONE 11690
APPLICANT: WICOMPANYII LLC
LOCATION: 4645 STATE HWY 138, SECTION 7, TOWN OF RUTLAND
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District
REASON: amend deed restrictions to allow outdoor storage area for recreational vehicles

Attachments: [11690 Staff Report](#)

[11690 Site Plan](#)

[11690 Existing Deed Restrictions](#)

[11690 DOT Letter](#)

[11690 LWRD Stormwater Prelim Review Ltr](#)

[11690 Petitioner's memo](#)

[11690 Neighbor support](#)

[11690 Map](#)

[11690 APP](#)

[11690 CUP 2518 Additional info from applicant](#)

[11691](#)

PETITION: REZONE 11691
APPLICANT: ADAM LEE CARRICO
LOCATION: EAST OF 8191 COUNTY HWY G, SECTION 25, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: creating three residential lots

Attachments: [11691 Staff Report REVISED.pdf](#)

[11691 Town.pdf](#)

[11691 Town Site Approval.pdf](#)

[11691 Staff concern.pdf](#)

[11691 density.pdf](#)

[11691 APP](#)

[11691 Map](#)

[11692](#)

PETITION: REZONE 11692
APPLICANT: VLKJH SKAAR LLC
LOCATION: EAST OF 3440 COUNTY HWY N, SECTION 28, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO HC Heavy Commercial District, AT-35 Agriculture Transition District TO RM-16 Rural Mixed-Use District
REASON: adjacent landowner purchasing additional lands for existing commercial business

Attachments: [11692 Staff Report.pdf](#)
[11692 Town.pdf](#)
[11692 Map](#)
[11692 APP](#)
[Petition 11317 approval.pdf](#)

[11693](#)

PETITION: REZONE 11693
APPLICANT: VERMONT ACRES LLC
LOCATION: SOUTH OF 4710 CEDAR HILL ROAD, SECTION 5, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed Use District
REASON: creating one residential lot

Attachments: [11693 Staff Report REVISED.pdf](#)
[11693 town.pdf](#)
[11693 density.pdf](#)
[11693 Map.pdf](#)
[11693 Wetland Status.pdf](#)
[11693 APP Revised.pdf](#)

[11694](#)

PETITION: REZONE 11694
APPLICANT: VERMONT ACRES LLC
LOCATION: 4710 CEDAR HILL ROAD, SECTION 5, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District,
FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from the farmland and creating a 2-acre residential zoning boundary on the 206-acre property

Attachments: [11694 Staff Report.pdf](#)
[11694 Town.pdf](#)
[11694 density.pdf](#)
[11694 Wetland Status.pdf](#)
[11694 APP](#)
[11694 Map](#)

[11695](#)

PETITION: REZONE 11695
APPLICANT: WILLIAM R SCHMID
LOCATION: 2109 SCHMID LANE, SECTION 30, TOWN OF VERONA
CHANGE FROM: RR-8 Rural Residential District TO RR-16 Rural Residential District, AT-35
Agriculture Transition District TO RR-16 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11695 Staff Report.pdf](#)

[11695 Town.pdf](#)

[11695 Map](#)

[11695 App.pdf](#)

[11696](#)

PETITION: REZONE 11696
APPLICANT: CHEROKEE PARK INC
LOCATION: 5000 N SHERMAN AVENUE, SECTION 24, TOWN OF WESTPORT
CHANGE: wetland status to non-wetland status
REASON: golf course ecological restoration project - declassifying wetland

Attachments: [11696 Staff Report.pdf](#)
[11696 DNR Permit Application Receipt.pdf](#)

[11696 APP](#)

[11696 Map](#)

[11697](#)

PETITION: REZONE 11697
APPLICANT: TOWN OF MEDINA
LOCATION: 5536 MISSOURI ROAD, SECTION 23, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: change zoning to allow for a new town hall

Attachments: [11697 Staff Report.pdf](#)

[11697 Town.pdf](#)

[11697 Map](#)

[11697 APP](#)

02518

PETITION: CUP 02518
APPLICANT: WICOMPANYII LLC
LOCATION: 4645 STATE HWY 138, SECTION 7, TOWN OF RUTLAND
CUP DESCRIPTION: allow for the construction of a personal storage facility (mini-warehouses) in accordance with current deed restrictions on property

Attachments: [CUP 2518 Staff Report.pdf](#)
[CUP 2518 Site Plan revised.pdf](#)
[CUP 2518 DOT Letter](#)
[CUP 2518 LWRD Stormwater Prelim Review Ltr](#)
[CUP 2518 Neighbor support](#)
[CUP 2518 Map](#)
[CUP 2518 APP](#)
[11690 CUP 2518 Additional info from applicant](#)

02519

PETITION: CUP 02519
APPLICANT: TOWN OF MEDINA
LOCATION: 5536 MISSOURI ROAD, SECTION 23, TOWN OF MEDINA
CUP DESCRIPTION: new town hall facility

Attachments: [CUP 2519 Staff Report.pdf](#)
[CUP 2519 Town.pdf](#)
[CUP 2519 Map](#)
[CUP 2519 APP](#)

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

Please note that a public hearing has already been held for the agenda items listed below. Additional testimony will not be taken on the items unless requested by the Committee members.

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

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 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.