



# 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, January 24, 2023

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.

#### Joint meeting with the Rutland Town Board and Rutland Plan Commission

The January 24, 2023 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\\_qxR\\_Oni4RJ6XW-t8xifd6Q](https://zoom.us/webinar/register/WN_qxR_Oni4RJ6XW-t8xifd6Q)

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

When prompted, enter the following Webinar ID: 923 8610 2807

**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.*

**Aa. Call to Order by the Zoning and Land Regulation Committee**

**Ab. Call to Order by the Rutland Town Board**

**Ac. Call to Order by the Rutland Plan Commission**

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

**C. Consideration of Minutes**

[2022 MIN-504](#) Minutes of the January 10, 2023 Zoning and Land Regulation Committee meeting

**Attachments:** [1-10-23 ZLR Work Meeting Minutes](#)

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

### [11914](#)

PETITION: REZONE 11914  
APPLICANT: KOLTON & ELIZABETH URSO  
LOCATION: 4056 MAHONEY ROAD, SECTION 9, TOWN OF DUNN  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot and a residential spot zone area

**Attachments:** [11914 Staff Report](#)

[11914 Town Action](#)

[11914 Density Study](#)

[11914 Revised CSM](#)

[11914 Map](#)

[11914 APP](#)

### [11915](#)

PETITION: REZONE 11915  
APPLICANT: GREEN FIRE PROPERTIES LLC  
LOCATION: 8864 OFFERDAHL ROAD, SECTION 21, TOWN OF SPRINGDALE  
CHANGE FROM: LC Limited Commercial District and AT-B Agriculture Transition Business District TO LC Limited Commercial District  
REASON: zoning change to allow for a caretaker's residence

**Attachments:** [11915 Staff Report](#)

[11915 Town Action](#)

[11915 DCPREZ-9125 select pages](#)

[11915 Utility easement map](#)

[11915 Screening Plan 20230119](#)

[11915 Updated Site Plan 20230118](#)

[11915 Map](#)

[11915 App](#)

[02581](#)

PETITION: CUP 02581  
APPLICANT: GREEN FIRE PROPERTIES LLC  
LOCATION: 8864 OFFERDAHL ROAD, SECTION 21, TOWN OF SPRINGDALE  
CUP DESCRIPTION: caretaker's residence; outdoor storage; storage of more than 12 vehicles/equipment on the property

**Attachments:** [CUP 2581 Staff Report](#)  
[CUP 2581 Town Action](#)  
[CUP 2581 Screening Plan 20230119](#)  
[CUP 2581 Updated Site Plan 20230118](#)  
[CUP 2581 Map](#)  
[CUP 2581 App](#)

[11916](#)

PETITION: REZONE 11916  
APPLICANT: WILLIAM AND SUSAN LAUFENBERG  
LOCATION: EAST OF 4541 COUNTY HIGHWAY J, SECTION 32, TOWN OF CROSS PLAINS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11916 Staff Report](#)  
[11916 Town Action](#)  
[11916 Density Study](#)  
[11916 Dev Rights Agreement](#)  
[11916 Rezone 8952](#)  
[11916 Map](#)  
[11916 APP](#)

[11917](#)

PETITION: REZONE 11917  
APPLICANT: MARVIN O & DIXIE L SCHWENN  
LOCATION: 7562 COUNTY HWY PD, SECTION 8, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11917 Staff Report](#)  
[11917 Town Action](#)  
[11917 Map](#)  
[11917 App](#)

[11918](#)

PETITION: REZONE 11918  
APPLICANT: CUMMINGS AND TURK FARMS LLC  
LOCATION: 3436 NORTH STAR RD, SECTION 34, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-1 Farmland Preservation District TO GC General Commercial District  
REASON: rezoning for commercial electrical contractor business

**Attachments:** [11918 Staff Report](#)

[11918 Town Action](#)

[11918 Map](#)

[11918 App](#)

[11919](#)

PETITION: REZONE 11919  
APPLICANT: K&D STONE LLC  
LOCATION: WEST OF 430 CENTER ROAD, SECTION 28, TOWN OF RUTLAND  
CHANGE FROM: FP-1 Farmland Preservation District TO FP-35 Farmland Preservation Business District  
REASON: bring existing legal non-conforming non-metallic mineral extraction site into conformance with current zoning ordinances

**Attachments:** [11919 Staff Report](#)

[11919 Map](#)

[11919 App](#)

[CUP 2582 Presentation - Spelter.pdf](#)

[Spelter - Homberg Deed Restriction.pdf](#)

[11920](#)

PETITION: REZONE 11920  
APPLICANT: SCHUSTER FAMILY TR, DAVID & RUTH  
LOCATION: WEST OF 1462 STATE HWY 19, SECTION 7, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11920 Staff Report](#)

[11920 Town Action](#)

[11920 Density study](#)

[11920 Map](#)

[11920 APP](#)

[11921](#)

PETITION: REZONE 11921  
APPLICANT: LEAH J BOELTE (LANGE)  
LOCATION: 3094 SUNNYSIDE STREET AND 2398 FAIRVIEW STREET, SECTION 18, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: SFR-08 Single Family Residential District TO MFR-08 Multi-Family Residential District  
REASON: bring existing residential development into compliance with current zoning ordinances

- Attachments:** [11921 Staff Report](#)  
[11921 Town Plan Policies](#)  
[11921 Map](#)  
[11921 APP](#)  
[11921 Opposed - Smith](#)  
[11921 Opposed - Miller - Murray - Quam - Verstegen.pdf](#)  
[11921 Opposed - True.pdf](#)  
[11921 Opposed - Wienkes.pdf](#)

[02580](#)

PETITION: CUP 02580  
APPLICANT: TODD M LEKAN  
LOCATION: 272 EDGERTON ROAD, SECTION 34, TOWN OF ALBION  
CUP DESCRIPTION: large animal (horse) boarding

- Attachments:** [CUP 2580 Staff Report](#)  
[CUP 2580 Manure Management Approval 2023](#)  
[CUP 2580 Map](#)  
[CUP 2580 App](#)

[2022 OA-057](#)

AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, ESTABLISHING SETBACKS FOR COMMUNICATION TOWERS

**Sponsors:** DOOLAN, BOLLIG, DOWNING and ENGELBERGER

- Attachments:** [OA 57 Staff Memo](#)  
[2022 OA-57 Ordinance Text](#)  
[2022 OA-57 Public Notice](#)

**Legislative History**

12/16/22 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

**E. Joint Public Hearing for a Conditional Use Permit**



[02582](#)

PETITION: CUP 02582

APPLICANT: K&D STONE LLC

LOCATION: WEST OF 430 CENTER ROAD, SECTION 28, TOWN OF RUTLAND

CUP DESCRIPTION: expansion of an existing non-metallic mineral extraction operation



**Attachments:** [CUP 2582 Staff Report.pdf](#)  
[CUP 2582 Map](#)  
[CUP 2582 App](#)  
[CUP 2582 Nuetral - Johnson.pdf](#)  
[CUP 2582 Opposed - Proctor.pdf](#)  
[CUP 2582 Opposed - Puttney.pdf](#)  
[CUP 2582 Opposed - S Foltz.pdf](#)  
[CUP 2582 Opposed - Simpson 2.pdf](#)  
[CUP 2582 Opposed - Simpson.pdf](#)  
[CUP 2582 Opposed - Umhoefer.pdf](#)  
[CUP 2582 Opposed - Vanderveer.pdf](#)  
[CUP 2582 Opposed - Weber.pdf](#)  
[CUP 2582 Opposed - Wethal.pdf](#)  
[CUP 2582 Opposed - Williams.pdf](#)  
[CUP 2582 Opposed - Wood.pdf](#)  
[CUP 2582 Opposed - Bertz.pdf](#)  
[CUP 2582 Opposed - Celley.pdf](#)  
[CUP 2582 Opposed - Dilocker.pdf](#)  
[CUP 2582 Opposed - Georgiades.pdf](#)  
[CUP 2582 Opposed - K Knutson .pdf](#)  
[CUP 2582 Opposed - Knutson.pdf](#)  
[CUP 2582 Opposed - P Foltz.pdf](#)  
[CUP 2582 Opposed - Peterson.pdf](#)  
[CUP 2582 Petition in opposition.pdf](#)  
[CUP 2582 Presentation - Seffrood.pdf](#)  
[CUP 2582 Suggested Conditions - Porter.pdf](#)  
[CUP 2582 Suggested Conditions - Seffrood.pdf](#)  
[CUP 2582 Support - Angeles.pdf](#)  
[CUP 2582 Town newsletter.pdf](#)  
[CUP 2582 Opposed - Thiel.pdf](#)  
[CUP 2582 Opposed - Wood.pdf](#)  
[CUP 2582 Presentation - Citizen Group.pdf](#)  
[CUP 2582 Presentation - Larson.pdf](#)  
[CUP 2582 Presentation - Laundrie.pdf](#)  
[CUP 2582 Presentation - Spelter.pdf](#)  
[Marquette County Appraisal submitted by Boerigter.pdf](#)  
[Spelter - Homberg Deed Restriction.pdf](#)  
[CUP 2582 Opposed - Anderson.pdf](#)

- [CUP 2582 Opposed - Bachhuber.pdf](#)
- [CUP 2582 Opposed - Berning.pdf](#)
- [CUP 2582 Opposed - Igl.pdf](#)
- [CUP 2582 Opposed - Seibel.pdf](#)
- [CUP 2582 Opposed - Spelter.pdf](#)
- [CUP 2582 Opposed - Stanek.pdf](#)
- [CUP 2582 Support - Kellerman.pdf](#)
- [CUP 2582 Support - Uecker.pdf](#)
- [CUP 2582 - Westerberg Letter to Town.pdf](#)
- [CUP 2582 Support - Gunby.pdf](#)

**F. Adjournment of the Rutland Town Board and Plan Commission meetings**

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

**H. Plats and Certified Survey Maps**

**I. Resolutions**

**J. 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](#)  
[OA 44 town tally sheet.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

12/13/22 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee  
A motion was made by RATCLIFF, seconded by BOLLIG, that the Ordinance be postponed until the January 24th Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0. Passed

[2022 OA-057](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, ESTABLISHING SETBACKS FOR COMMUNICATION TOWERS

**Sponsors:** DOOLAN, BOLLIG, DOWNING and ENGELBERGER

**Attachments:** [OA 57 Staff Memo](#)  
[2022 OA-57 Ordinance Text](#)  
[2022 OA-57 Public Notice](#)

**Legislative History**

12/16/22 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

**K. Items Requiring Committee Action**

**L. Reports to Committee**

**M. Other Business Authorized by Law**

**N. 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.*

