



Dane County

Meeting Agenda - Final-revised

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, February 28, 2023

6:30 PM

Hybrid Meeting: Attend in person at the City
County Building in Room 354; or Attend virtually
via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

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.

The February 28, 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_-VqvXW9zTwmuxn0VDsKebw

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: 926 1536 8181

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

A. Call to Order

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

C. Consideration of Minutes

[2022 MIN-511](#) Minutes of the January 24, 2023 ZLR Committee Meeting

Attachments: [1-24-23 ZLR Public Hearing Minutes](#)

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

02583

PETITION: CUP 02583
APPLICANT: ARIF M KHAN & SADIA ARIF
LOCATION: 3486 COUNTY ROAD MN, SECTION 2, TOWN OF DUNN
CUP DESCRIPTION: 174' monopole communication tower

Attachments:

[CUP 2583 Staff Report](#)
[CUP 2583 CityScape RF Engineering Report](#)
[CUP 2583 - Tower Photosimulations](#)
[CUP 2583 - DISH RF Engineer Affidavit](#)
[CUP 2583 - Site Plan](#)
[CUP 2583 - Fall Zone Letter](#)
[CUP 2583 - FCC Statement of Compliance for RF Emissions](#)
[CUP 2583 Map](#)
[CUP 2583 - Applicant McFarland Property Map \(recvd 021723\)](#)
[CUP 2583 - Applicant Property Value Study - McFarland Waukesha \(rec](#)
[CUP 2583 - Applicant McFarland Property Map List \(recvd 021723\)](#)
[CUP 2583 - Applicant Property Value Study - McFarland - Greendale \(re](#)
[CUP 2583 DISH Site Plan Ground \(recvd 022123\)](#)
[CUP 2583 Full Application](#)
[CUP 2583 Public Comment - Priscilla Riecks](#)
[CUP 2583 Public Comment - Steve Riecks](#)
[CUP 2583 Village of McFarland Opposition Ltr \(recvd 022123\)](#)

11922

PETITION: REZONE 11922
APPLICANT: JAMES & SANDRA MICKELSON
LOCATION: 4002 STH 73, SECTION 15, TOWN OF DEERFIELD
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments:

[11922 Staff Report](#)
[11922 Town Action](#)
[11922 Density Study](#)
[11922 Map](#)
[11922 APP](#)

[11923](#) PETITION: REZONE 11923
APPLICANT: ADAM AND ANNE STEELE
LOCATION: 788 HOLY CROSS WAY, SECTION 34, TOWN OF BURKE
CHANGE FROM: SFR-08 Single Family Residential District TO HC Heavy Commercial District
REASON: zoning to allow for a personal storage facility

Attachments: [11923 Staff Report](#)
[11923 Town Action](#)
[11923 Town Resolution](#)
[11923 City Letter to County 788 Holy Cross](#)
[11923 Map](#)
[11923 APP](#)

[11924](#) PETITION: REZONE 11924
APPLICANT: STEVEN AND PATRICIA GAUSMANN
LOCATION: SOUTH/WEST OF 3881 VILAS HOPE RD, SECTION 19, TOWN OF COTTAGE GROVE
CHANGE FROM: TFR-08 Two Family Residential District TO RR-2 Rural Residential District
REASON: zoning change for single-family residential use and taller accessory building

Attachments: [11924 Staff Report](#)
[11924 Town Action](#)
[11924 Map](#)
[11924 APP](#)

[11925](#) PETITION: REZONE 11925
APPLICANT: TOM AND JENNIFER GILLETTE
LOCATION: SOUTH OF 493 EDGEHILL LANE, SECTION 25, TOWN OF MONTROSE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District
REASON: zoning to allow for residential use

Attachments: [11925 Staff Report](#)
[11925 Town Action Report.pdf](#)
[11925 Map](#)
[11925 APP rev](#)

[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 Memo to ZLR.pdf](#)
[CUP 2582 Applicant's response to letter.pdf](#)
[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](#)

[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](#)
[OA 57 town action summary](#)

Legislative History

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

This resolution was referred to the Zoning & Land Regulation Committee

1/24/23 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee

A motion was made by BOLLIG, seconded by KIEFER, that the Ordinance be postponed to allow time for town actions in accordance with State Statutes. The motion carried by the following vote: 3-0. Passed

I. Items Requiring Committee Action

J. Reports to Committee

[2022 RPT-706](#) Report of approved Certified Survey maps

Attachments: [Feb 2023](#)

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.

608-266-4266