



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, September 26, 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.

The September 26, 2023 Zoning and 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 Room 354, City-County Building, 210 Martin Luther King Jr. Blvd., Madison, WI.

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/s/91461453446>

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: 914 6145 3446

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

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

[2023 MIN-253](#) Minutes of the August 22, 2023 Zoning and Land Regulation Committee meeting

Attachments: [8-22-23 ZLR Public Hearing Minutes.pdf](#)

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

[11968](#)

PETITION: REZONE 11968
APPLICANT: BARBARA K GRENLIE TR
LOCATION: NORTH OF 9973 GREENWALD RD, SECTION 26,
TOWN OF VERMONT
CHANGE FROM: FP-1 Farmland Preservation District TO RR-16 Rural
Residential District
REASON: zoning to allow for residential use

Attachments: [11968 Staff Report](#)
[11968 Town Action](#)
[11968 Density Allocation](#)
[11968 MAP](#)
[11968 APP](#)

[11969](#)

PETITION: REZONE 11969
APPLICANT: BARBARA K GRENLIE TR
LOCATION: WEST AND SOUTH OF 9973 GREENWALD RD,
SECTION 26, TOWN OF VERMONT
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1 Farmland
Preservation District
REASON: transfer one development right to another property

Attachments: [11969 Staff Report](#)
[11969 Town Action](#)
[11969 Density allocation](#)
[11969 MAP UPDATED](#)
[11969 APP](#)

[11970](#)

PETITION: REZONE 11970
APPLICANT: JENNIFER L SCHEFFLER
LOCATION: WEST OF 3130 SUNNYSIDE ST, SECTION 18, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: NR-C Natural Resource Conservation District TO
SFR-08 Single Family Residential District
REASON: zoning for residential use as part of lot combination

Attachments: [11970 Staff Report](#)
[11970 Town Action](#)
[11970 Development plan](#)
[11970 Soil Test Report](#)
[11970 Wetland Delineation Report](#)
[11970 Monson's Park Subdivision](#)
[11970 MAP](#)
[11970 APP](#)

[11971](#)

PETITION: REZONE 11971
APPLICANT: JAMES T COONS
LOCATION: 1552 STATE HWY 92, SECTION 2, TOWN OF
PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11971 Staff Report](#)
[11971 Town Action](#)
[11971 Density Study](#)
[11971 MAP](#)
[11971 APP](#)

[11972](#) PETITION: REZONE 11972
APPLICANT: DAVID R OLSON
LOCATION: CTH W / EAST OF 1326 KAASE RD, SECTION 31,
TOWN OF CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [11972 Staff Report](#)
[11972 Density Study](#)
[11972 CHRISTIANA MAP](#)
[11972 APP amended](#)

[11973](#) PETITION: REZONE 11973
APPLICANT: CORRELL LIVING TR (PAUL CORRELL)
LOCATION: 4320 COUNTY HIGHWAY P, SECTION 10, TOWN OF
CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: zoning for one new residential home site using transfer of
development rights (TDR)

Attachments: [11973 Staff Report](#)
[11973 Town Action](#)
[11973 Density Study - TDR sending property](#)
[11973 CROSS PLAINS MAP](#)
[11973 APP](#)

[11974](#) PETITION: REZONE 11974
APPLICANT: R AND R LIVING TR (RAMI ABUROMIA)
LOCATION: 1993 STATE HIGHWAY 92, SECTION 29, TOWN OF
SPRINGDALE
CHANGE FROM: AT-B Agriculture Transition Business District TO
RM-8 Rural Mixed-Use District
REASON: lot line adjustment and zoning for short-term rental and farm
business uses

Attachments: [11974 Staff Report](#)
[11974 SPRINGDALE MAP](#)
[11974 APP](#)

[02603](#) PETITION: CUP 02603
APPLICANT: R AND R LIVING TR (RAMI ABUROMIA)
LOCATION: 1993 STATE HIGHWAY 92, SECTION 29, TOWN OF
SPRINGDALE
CUP DESCRIPTION: tourist or transient lodging, and limited farm
business

Attachments: [CUP 2603 Staff Report](#)
[CUP 2603 SPRINGDALE MAP](#)
[CUP 2603 APP](#)

[11975](#) PETITION: REZONE 11975
APPLICANT: D&J ALME PARTNERSHIP
LOCATION: 2355 LESLIE ROAD, SECTION 22, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11975 Staff Report](#)
[11975 Town Action](#)
[11975 Density Study](#)
[11975 DUNKIRK MAP](#)
[11975 APP](#)

[02602](#) PETITION: CUP 02602
APPLICANT: D&J ALME PARTNERSHIP
LOCATION: 2324 LESLIE ROAD, SECTION 22, TOWN OF DUNKIRK
CUP DESCRIPTION: conditional use permit for more than one animal
unit per acre (continued use up to 55 head of livestock)

Attachments: [CUP 2602 Staff Report](#)
[CUP 2602 Town Action](#)
[CUP 2602 DUNKIRK MAP](#)
[CUP 2602 APP](#)

[11976](#) PETITION: REZONE 11976
APPLICANT: ZACHARY BRUMM
LOCATION: 4307 ACKER RD, SECTION 8, TOWN OF BURKE
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing
Industrial District
REASON: zoning to allow for type 1 salvage yard business

Attachments: [11976 Staff Report](#)
[11976 Town Action](#)
[11976 Deed Restriction 5875632](#)
[11976 BURKE MAP](#)
[11976 APP](#)

[02604](#) PETITION: CUP 02604
APPLICANT: ZACHARY BRUMM
LOCATION: 4301 & 4307 ACKER RD, SECTION 8, TOWN OF
BURKE
CUP DESCRIPTION: expand existing type 1 salvage operation

Attachments: [CUP 2604 Staff Report](#)
[CUP 2604 Town Action](#)
[CUP 2604 Site Plan](#)
[CUP 2604 BURKE MAP](#)
[CUP 2604 APP](#)

[11977](#) PETITION: REZONE 11977
APPLICANT: KRISTINE LEON
LOCATION: EAST OF 3475 N STAR RD., SECTION 27, TOWN OF
COTTAGE GROVE
CHANGE FROM: GC General Commercial District TO GC General
Commercial District
REASON: modify existing deed restriction to allow vehicle repair or
maintenance as a conditional use

Attachments: [11977 Staff Report](#)
[11977 Town Action](#)
[11977 Deed Restriction 11838](#)
[11977 COTTAGE GROVE MAP](#)
[11977 APP](#)

[2023 LD-003](#) Preliminary Plat - Mount Vernon Hills
Town of Springdale
Staff recommends acceptance and schedule for future consideration
(October 10, 2023)

Attachments: [acceptance](#)
[Mount Vernon Hills - Preliminary Plat 2023.08.03](#)
[2307105 Overall Property Map 2023.08.03](#)
[1370_001](#)

[2023 LD-004](#) Final Plat - Glacier's Trail
Town of Middleton
Consideration of the March 14, 2023 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](#)
[Glaciers Trail Final Plat 2023.02.08](#)
[121656_20230906 doa final cert letter](#)
[map](#)
[IAT map](#)

G. Resolutions

[2023 RES-157](#) CONTRACT FOR FLY DANE 2024 DIGITAL AERIAL
ORTHO-IMAGERY PROJECT

Sponsors: COLLINS

Attachments: [2023 RES-157](#)
[2023 RES-157 FISCAL NOTE](#)

Legislative History

9/8/23 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

9/8/23 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

I. Items Requiring Committee Action

[2023 ACT-135](#) Review 2024 Zoning and Land Regulation Committee meeting schedule

Attachments: [Preliminary 2024 ZLR schedule](#)

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

Questions? Contact Planning and Development Staff, (608) 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) 266-2466