

# Dane County

# Meeting Agenda - Final-revised

# Zoning & Land Regulation Committee

Wh	Consider: Who benefits? Who is bu o does not have a voice cymakers mitigate uninte	at the table?
Tuesday, November 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.

The November 28, 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. Boulevard, 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/webinar/register/WN\_8AQmr1OaTr6mziUtejUdkw

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: 963 4063 8259

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: [Insert Email Address]

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-399 November 14, 2023 ZLR Committee Meeting Minutes

Attachments: 11-14-23 ZLR Work Meeting Minutes

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

	<u>11982</u>	PETITION: REZONE 11982 APPLICANT: DALE & KAREN STENJEM LOCATION: 3144 STATE HWY 134, SECTION 1, TOWN OF CHRISTIANA CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District REASON: separating existing residence from farmland		
	<u>Attachments:</u>	11982 Staff Report		
		11982 Town Action		
		11982 Density Study		
		11982 CHRISTIANA MAP		
		<u>11982 APP</u>		
	<u>11983</u>	PETITION: REZONE 11983		
		APPLICANT: TOM WATSON		
		LOCATION: 1746 STATE HWY 73, SECTION 34, TOWN OF		
		CHRISTIANA CHANGE FROM: RM-16 Rural Mixed-Use District TO RM-8 Rural		
		Mixed-Use District and RR-2 Rural Residential District		
		REASON: creating one residential lot		
Attachments:		11983 Staff Report		
		11983 Town Action		
		<u>11983 Density Study - sending property</u>		
		11983 Gunnulson Farm Map		
		11983 CHRISTIANA MAP		
		<u>11983 APP</u>		
	<u>11984</u>	PETITION: REZONE 11984		
		APPLICANT: CRAZY ACRES INC		
		LOCATION: SOUTH OF 782 HILLSIDE ROAD, SECTION 23,		
		TOWN OF ALBION		
		CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District		
		REASON: creating one residential lot		
	Attachments:	11984 Staff Report		
	<u>, ittaoninenta.</u>	11984 Town Action		
		11984 Density Study		

- 11984 ALBION MAP
- <u>11984 APP</u>

11985PETITION: REZONE 11985<br/>APPLICANT: JOEL E HOUGAN<br/>LOCATION: WEST OF 2390 COUNTY HWY BN, SECTION 22,<br/>TOWN OF PLEASANT SPRINGS<br/>CHANGE FROM: FP-35 Farmland Preservation District TO RR-4<br/>Rural Residential District and FP-1 Farmland Preservation District<br/>REASON: create one residential lot and two agricultural lots

Attachments: 11985 Staff Report 11985 Town Action 11985 Density Study 11985 PLEASANT SPRINGS MAP 11985 APP

11986PETITION: REZONE 11986APPLICANT: MILJ INVESTMENTS (JOHN SCHNEIDER)LOCATION: 103 LAKE COURT, SECTION 36, TOWN OFALBIONCHANGE FROM: SFR-08 Single Family Residential District TOHAM-R Hamlet Residential DistrictREASON: zoning to allow residential home reconstruction

# Attachments: 11986 Staff Report 11986 ALBION MAP 11986 APP

 11987
 PETITION: REZONE 11987

 APPLICANT: TOM & KAREN WADDELL FAMILY TRUST

 LOCATION: 1066 SUN PRAIRIE RD, SECTION 20, TOWN OF

 YORK

 CHANGE FROM: FP-35 Farmland Preservation District TO RR-1

 Rural Residential District

 REASON: separating existing residence from farmland

 Attachments:

 11987 Town Action

<u>11987 Town Action</u> <u>11987 Density Study</u> <u>11987 YORK MAP</u> <u>11987 APP</u>

<u>11988</u>	PETITION: REZONE 11988 APPLICANT: MAIER FARMS REAL ESTATE LLC LOCATION: 6545 PATTON ROAD, SECTION 33, TOWN OF VIENNA CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
	Rural Residential District REASON: expanding an existing residential lot
<u>Attachments:</u>	11988 Staff Report
	11988 Town Action

11988 Density Study

11988 VIENNA MAP.pdf

11988 APP Rev.pdf

11989PETITION: REZONE 11989APPLICANT: JOSEPH AND ELIZABETH SEMERLINGLOCATION: 2230 & 2240 US HWY 51, SECTION 23, TOWN OFDUNNCHANGE FROM: RR-2 Rural Residential District TO SFR-08Single Family Residential District and RR-1 Rural ResidentialDistrictREASON: zoning compliance for land sale

Attachments: 11989 Staff Report 11989 Town Action

<u>11989 DUNN MAP</u>

<u>11989 APP</u>

<u>02609</u>	PETITION: CUP 02609 APPLICANT: EQUIPMENTSHARECOM INC LOCATION: EAST OF 3475 N STAR ROAD, SECTION 27,
	TOWN OF COTTAGE GROVE CUP DESCRIPTION: outdoor storage of materials and equipment
<u>Attachments:</u>	CUP 2609 Staff Report
	CUP 2609 Town Action
	CUP 2609 CSM 16140
	CUP 2609 Comment Response Letter to Zoning Staff
	CUP 2609 Site Plan revised 11-17-23
	CUP 2609 Lighting Plans revised 11-17-23
	CUP 2609 Comment Response Letter to LWRD
	CUP 2609 LWRD Prelim Review PRL 2023-11-2
	CUP 2609 Site Landscaping Lighting Plans 11-02-2023
	CUP 2609 Site Plans 09-06-2023
	CUP 2609 COTTAGE GROVE MAP
	CUP 2609 APP

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

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

Attachments: <u>11974 Staff Update</u>

11974 Town Action

11974 SPRINGDALE MAP

<u>11974 APP</u>

# Legislative History

 

 9/26/23
 Zoning & Land Regulation Committee
 postponed to the Zoning & Land Regulation Committee

 A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 4-0. Passed

 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 Update

CUP 2603 Town Action

CUP 2603 SPRINGDALE MAP

CUP 2603 APP

#### Legislative History

 

 9/26/23
 Zoning & Land Regulation Committee
 postponed to the Zoning & Land Regulation Committee

 A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 4-0. Passed

# F. Plats and Certified Survey Maps

# G. Resolutions

 2023 RES-242
 AMENDING THE 2024 OPERATING BUDGET TO ALLOCATE FUND FOR BROADBAND EXPANSION

 Sponsors:
 RATCLIFF, ROSE, HATCHER, McCARVILLE, ERICKSON and MCGINNITY

 Attachments:
 2023 RES-242

 2023 RES-242 Fiscal Note
 2023 RES-242 Fiscal Note

 Legislative History
 11/17/23

 County Board
 referred to the Zoning & Land Regulation Committee

 This resolution was referred to the Zoning & Land Regulation Committee

 11/17/23
 County Board

 referred to the Personnel &

This resolution was referred to the Personnel & Finance Committee

**Finance Committee** 

# H. Ordinance Amendment

<u>2023 OA-049</u>	AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING THE DANE COUNTY COMPREHENSIVE PLAN, UPDATING THE FARMLAND PRESERVATION PLAN AND DELETING OBSOLETE LANGUAGE				
<u>Sponsors:</u>	DOOLAN, ENGELBERGER and RITT				
<u>Attachments:</u>	2023 OA-49 C	Ordinance_Text.pdf			
	2023 OA-49 Summary Presentation.pdf				
	<u>2023 OA-49 sta</u>	aff memo.pdf			
	Community not	<u>ice.pdf</u>			
	<u>Minutes of the September 19, 2023 ZLR Cultural Resources Planning Sι</u>				
	2023_09_18_DRAFT_Cultural_Resources_Plan_Language.pdf				
	DATCP FPP_certification.pdf				
	FPP Amendme	nt Cover letter Dane County 202	<u>3.pdf</u>		
	Online Farmland Preservation Plan Map Viewer				
	<u>FPP 10 Farmla</u>	nd Preservation Plan Map Augus	<u>st 2023 Changes.pdf</u>		
	Farmland Preservation Plan Map E Size 2023 Submittal.pdf				
	Adopted Dane County Comprehensive Plan				
	2022 Adopted Farmland Preservation Plan				
	Town of Pleasant Springs comments 2023-OA-49 & 2023-OA-58.pdf				
	Legislative History				
	9/22/23 County Board referred to the Zoning Regulation Committee				
	This resolution was referred to the Zoning & Land Regulation Committee				
<u>2023 OA-058</u>	AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF OREGON COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN				
<u>Sponsors:</u>	DOOLAN and BOLLIG				
<u>Attachments:</u>	<u>2023-OA-58</u>				
	2023 OA 58 staff memo.pdf				
	2023-OA-58_Community notice.pdf				
	Link to online Town of Oregon plan viewer				
	Ordinance 99 Comprehensive Plan Signed.pdf				
	05-2023 Comprehensive Plan Amendments.pdf				
	Legislative History				

10/20/23 County Board

referred to the Zoning & Land **Regulation Committee** This resolution was referred to the Zoning & Land Regulation Committee

# I. Items Requiring Committee Action

### J. Reports to Committee

### K. Other Business Authorized by Law

# L. Adjourn

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 hnub ua hauj lwm ua ntej yuav tuaj sib tham.

608-266-4266