

# **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?

This meeting is being conducted on land now known and recognized as Dane County, Wisconsin. We acknowledge that this land is at the same time the ancestral, traditional, & contemporary land of the Ho-Chunk, Sauk & Kickapoo nations.

Tuesday, March 12, 2024

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 March 12, 2024 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\_9LkOt\_uXR9qgQQLwAtfTew

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: 913 3477 8335

#### 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 ntawy ntxiv.

- A. Call to Order
- B. Public comment for any item not listed on the agenda
- C. Consideration of Minutes

2023 MIN-534 February 27, 2024 ZLR Committee Meeting Minutes

Attachments: 02-27-2024 ZLR Public Hearing Minutes

- D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments
- E. Zoning Map Amendments and Conditional Use Permits from previous meetings

12002 PETITION: REZONE 12002

APPLICANT: HALCYON TR (RON & SHEILA ENDRES)

LOCATION: 3269 MOUND VIEW RD, SECTION 31, TOWN OF

**MIDDLETON** 

CHANGE FROM: AT-5 Agriculture Transition District TO RR-4 Rural Residential District, AT-5 Agriculture Transition District TO NR-C

Natural Resource Conservation District

REASON: shift property line between adjacent landowners to expand

conservancy land

Attachments: 12002 Staff Update

12002 Town Action

12002 MIDDLETON MAP

12002 APP

Legislative History

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

Committee Regulation Committee

A motion was made by KIEFER, seconded by BOLLIG, that the Zoning Petition be postponed to allow time for town action. The motion carried by the following

vote: 3-0. Passed

12012 PETITION: REZONE 12012

APPLICANT: ERIC O JOHNSON

LOCATION: 6630 LEE ROAD, SECTION 11, TOWN OF DANE CHANGE FROM: RM-8 Rural Mixed-Use District TO RM-16 Rural Mixed-Use District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District, FP-35 Farmland Preservation District TO

FP-1 Farmland Preservation

District

REASON: expand existing residential lot and create an agricultural lot

Attachments: 12012 Staff Update

12012 Town Action 12012 Density Study 12012 DANE MAP

12012 APP

Legislative History

2/27/24 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by MCGINNITY, seconded by BOLLIG, that the Zoning Petition be postponed due to no town action. The motion carried by the following vote: 3-0. Passed

12015 PETITION: REZONE 12015

APPLICANT: COONS CONSTRUCTION OF VERONA LLC

LOCATION: EAST OF 7906 RIVERSIDE ROAD, SECTION 30, TOWN

OF VERONA

CHANGE FROM: AT-35 Agriculture Transition District TO SFR-1
Single Family Residential District, AT-35 Agriculture Transition District

TO NR-C Natural Resource Conservation District

REASON: create a 17-lot residential subdivision with one outlot.

Attachments: 12015 Staff Update

Feb 27th Dane Co Hwy Dept Comments

12015 Town Action

12015 Navigability Determination

12015 VERONA MAP

12015 APP

Legislative History

2/27/24 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning Petition be postponed to allow for Corporation Counsel to provide an opinion on the County's ability to require highway improvements in light of the Highway Department's comments. The motion carried by the following vote: 3-0.

Passed

02610 PETITION: CUP 02610

APPLICANT: SN WINDY ACRES LLC (SCOTT NIEBUHR) LOCATION: 3160 COUNTY HWY J, SECTION 1, TOWN OF

**SPRINGDALE** 

CUP DESCRIPTION: renew CUP to allow transient or tourist lodging

(airbnb)

Attachments: CUP 2610 Staff Update

CUP 2610 Town Action

CUP 2610 Previous CUP 2504 CUP 2610 SPRINGDALE MAP

**CUP 2610 APP** 

Legislative History

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

Committee Regulation Committee

A motion was made by KIEFER, seconded by BOLLIG, that the Conditional Use Permit be postponed to allow time for town action. The motion carried by the following vote: 3-0. Passed

### F. Plats and Certified Survey Maps

2023 LD-013 Preliminary Plat - Swalheim Business Park

Town of Cottage Grove

Acceptance of preliminary plat and schedule for future consideration.

Attachments: acceptance

210194-Letter of Explanation

210194-Preliminary Plat Application 022724 signed

210194-Preliminary Plat v3 022724

### G. Resolutions

- H. Ordinance Amendment
- 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—preferably at least three business days but no fewer than 24 hours prior to the meeting.

Nota: Si necesita un intérprete, un traductor o materiales en formatos alternativos o cualquier otra adaptación para tener acceso a este servicio, actividad o programa, llame al número de teléfono que puede encontrar a continuación — de preferencia con al menos 3 días de anticipación y como mínimo 24 horas antes del evento en cuestión

Sau tseg: Yog koj xav tau ib tug neeg txhais lus, txhais ua ntaub ntawv, cov ntaub ntawv uas nyob rau lwm yam kev lawm los sis lwm yam kev pab nkag rau qhov kev pab no, kev ua si los sis kev pab cuam, thov hu tus xov tooj rau hauv qab no—xav kom hu li peb hnub ua ntej tuaj tab sis tsis pub tsawg tshaj 24 xuab moos ua ntej rau lub rooj sib tham no.

(608) 266-4266