

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?

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 26, 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 26, 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_DpuaQpsIRoyr5a9tDJzGTA

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: 983 9122 6880

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-560 March 12, 2024 ZLR Committee Meeting Minutes

Attachments: 03-12-2024 ZLR Work Meeting Minutes

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

APPLICANT: PLYMOUTH STONE LLC (JOSH KLEIN)

LOCATION: SOUTH AND EAST OF 1889 N. KOLLATH RD., SECTION 35, TOWN OF

SPRINGDALE

CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District

REASON: create 3 new residential lots

Attachments: 12017 Staff Report

12017 Town Action 12017 Density 12017 MAP

12017 APP amended

12018 PETITION: REZONE 12018

APPLICANT: JOHN R DONLON

LOCATION: 3685 RIDGE ROAD, SECTION 23 & 24, TOWN OF COTTAGE GROVE

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

and RR-16 Rural Residential District; RR-2 Rural Residential District TO RR-16 Rural Residential District, FP-1 Farmland Preservation District TO RR-16 Rural Residential District

REASON: consolidate 4 parcels into 2 lots, one agricultural and one residential

Attachments: 12018 Staff Report

12018 Town Action

12018 COTTAGE GROVE MAP

12018 APP

12019 PETITION: REZONE 12019

APPLICANT: LEXI & LUCAS DOBRZYNSKI

LOCATION: SOUTH OF 6078 COUNTY HWY TT, SECTION 8, TOWN OF MEDINA

CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO

RR-4 Rural Residential District

REASON: increasing the size of an existing residential lot.

Attachments: 12019 Staff Report

12019 MEDINA MAP

12019 APP

APPLICANT: KEVIN HAHN

LOCATION: NORTH OF 3978 OLD STAGE ROAD, SECTION 28, TOWN OF RUTLAND CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District

REASON: creating one residential lot

Attachments: 12020 Staff Report

12020 Town Action 12020 Density Study

12020 Pages from Center Rd Quarry Reclamation Plan 2023.01.11

12020 RUTLAND MAP

12020 APP

12021 PETITION: REZONE 12021

APPLICANT: DAVE AUCHTUNG

LOCATION: 7003 & 7063 DEANSVILLE ROAD, SECTION 20, TOWN OF YORK

CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-16 Rural Residential District, RR-2 Rural

Residential District TO RR-16 Rural Residential District REASON: creating two residential lots for existing residences

Attachments: 12021 Staff Report

12021 Town Action 12021 Density Study 12021 YORK MAP 12021 YORK

12022 PETITION: REZONE 12022

APPLICANT: RICHARD & JUDITH SCHWENN

LOCATION: 8155 COUNTY HIGHWAY PD, SECTION 12, TOWN OF SPRINGDALE CHANGE FROM: SFR-08 Single Family Residential District TO AT-35 Agriculture Transition

District

REASON: expand the size of a residential lot

Attachments: 12022 Staff Report

12022 Town Action

12022 SPRINGDALE MAP

12022 APP

APPLICANT: JEFFREY AND CARMIN SELTZNER

LOCATION: 7295 STATE HIGHWAY 73, SECTION 16, TOWN OF YORK

CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District

REASON: separating existing residence from farmland

Attachments: 12023 Staff Report

12023 Town Action 12023 Density Study 12023 YORK MAP

12023 APP

12024 PETITION: REZONE 12024

APPLICANT: MIDDLETON, TOWN OF

LOCATION: VARIOUS PLAT/CSM LOTS, SECTIONS 17, 18, 29, 31 AND 32, TOWN OF

MIDDLETON

CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District, AT-5 Agriculture Transition District TO NR-C Natural Resource Conservation District,

SFR-08 Single Family Residential District TO AT5 Agriculture Transition District REASON: blanket rezone for various parcels based on town zoning policy

Attachments: 12024 Staff Report

12024 Town Action

12024 Blanket Rezone Town Map

12024 MIDDLETON MAP

12024 APP

12025 PETITION: REZONE 12025

APPLICANT: AARYN & KALI HANDEL

LOCATION: 10146 MATHEWSON RD, SECTION 3, TOWN OF MAZOMANIE

CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District

REASON: expand size of existing lot

Attachments: 12025 Staff Report

12025 Town Action

12025 MAZOMANIE MAP

12025 APP

APPLICANT: MICHAEL AND YVETTE KINDSCHI

LOCATION: WEST OF 10007 COUNTY HIGHWAY Y, SECTION 23, TOWN OF MAZOMANIE CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District

REASON: zoning to enable sale of property for future use

Attachments: 12026 Staff Report

12026 Town Action

12026 MAZOMANIE MAP

12026 APP

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

11983 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 Update

11983 Town Action

11983 DOT Access Approval

11983 Density Study - sending property

11983 Gunnulson Farm Map 11983 CHRISTIANA MAP

11983 APP

Legislative History

11/28/23 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning Petition be postponed due to allow time for DOT confirmation on the residential

access. The motion carried by the following vote: 5-0. Passed

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

12015 DC Hwy Email.pdf

12015 Town Action

12015 Navigability Determination

12015 VERONA MAP

12015 APP

Feb 27th Dane Co Hwy Dept Comments

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

3/12/24 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KIEFER, seconded by DOOLAN, to postpone the zoning petition to allow for further clarification with regard to County Highway comments. The motion carried by the following vote: 3-0. Passed

3/12/24 Zoning & Land Regulation recommended for approval

Committee

Motion by RATCLIFF, seconded by KIEFER, to recommend approval of the Zoning Petition. No vote was taken on the motion.

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

2023 ACT-332 Discussion and possible action regarding the violation of conditions of

Conditional Use Permit #2610, SN Windy Acres LLC (Scott Niebuhr), 3160

County Hwy J,

Section 1, Town of Springdale. The conditional use permit was issued for

transient or tourist lodging.

Attachments: CUP violation, 3160 County Hwy J

CUP #2610

J. Reports to Committee

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—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