



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, July 23, 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 July 23, 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_dFfU_fkgTYWCLzEgOVkQng

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: 953 1223 6185

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@danecounty.gov

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

[2024 MIN-138](#) July 9, 2024 ZLR Work Meeting Minutes

Attachments: [07-09-2024 ZLR Work Meeting Minutes](#)

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

[12060](#)

PETITION: REZONE 12060
APPLICANT: RIPPLE TR & PHILIP GHILONI
LOCATION: 2854 & 2856 WILLIAMS DR, SECTION 9, TOWN OF PLEASANT SPRINGS
CHANGE FROM: SFR-08 Single Family Residential District and RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: shifting of property lines between adjacent land owners

Attachments: [12060 Staff Report](#)
[12060 Town Action](#)
[12060 APP](#)
[12060 PLEASANT SPRINGS MAP](#)

[12061](#)

PETITION: REZONE 12061
APPLICANT: KIP R KALSCHEUR
LOCATION: EAST OF 9180 MINERAL POINT RD AND GARFOOT RD SOUTH OF MOEN RD, SECTION 20, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District and RR-1 Rural Residential District with TDR Overlay
REASON: create four new residential lots using transfer of development rights (TDR)

Attachments: [12061 Staff Report](#)
[12061 Town Action](#)
[12061 Density study](#)
[12061 APP](#)
[12061 CROSS PLAINS MAP](#)

[12062](#)

PETITION: REZONE 12062
APPLICANT: D&A FARM LLC (DOUG SLABY)
LOCATION: NORTH OF 1246 WASHINGTON ROAD, SECTION 7,
TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [12062 Staff Report](#)
[12062 Town Action](#)
[12062 Density Study](#)
[12062 APP](#)
[12062 ALBION MAP](#)

[12063](#)

PETITION: REZONE 12063
APPLICANT: STEVEN AND VERA ZYCH
LOCATION: EAST OF 75 COUNTY HIGHWAY N, SECTION 32,
TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [12063 Staff Report](#)
[12063 Town Action](#)
[12063 Density Study](#)
[12063 APP](#)
[12063 ALBION MAP](#)

[12064](#)

PETITION: REZONE 12064
APPLICANT: MARC ROBERTSON & ANNE BOSCH
LOCATION: 3776 FORSHAUG ROAD, SECTION 23, TOWN OF
VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District and FP-B Farmland Preservation Business District
REASON: creating one residential lot and zoning compliance for an
existing business (woolen mill)

Attachments: [12064 Staff Report](#)
[12064 Town Action](#)
[12064 density](#)
[12064 APP](#)
[12064 VERMONT MAP](#)

[12065](#)

PETITION: REZONE 12065
APPLICANT: FROSTWOOD FARM VI LLC
LOCATION: SOUTH OF 2565 TONTO TRAIL, SECTION 13, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO MFR-08 Multi-Family Residential District
REASON: change zoning to allow for a 16-lot single family residential condominium plat

Attachments: [12065 Staff Report](#)
[12065 Town Action](#)
[12065 Heartland Wetlands Letter](#)
[12065 Navigability Determination](#)
[12065 signed boundary dispute resolution](#)
[12065 VERONA.pdf](#)
[12065 VERONA MAP](#)

[12066](#)

PETITION: REZONE 12066
APPLICANT: REGENTS OF UNIV OF WISCONSIN
LOCATION: NW OF 4070 OBSERVATORY RD, SECTION 16, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: increase the size of an existing residential lot

Attachments: [12066 Staff Report](#)
[12066 Town Action](#)
[12066 APP](#)
[12066 CROSS PLAINS MAP](#)

[12067](#)

PETITION: REZONE 12067
APPLICANT: ROY AND LANA ALDERMAN
LOCATION: 689 COUNTY HIGHWAY U, SECTION 22, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: combining two residential lots and creating one new residential lot

Attachments: [12067 Staff Report](#)
[12067 density](#)
[12067 APP](#)
[12067 PRIMROSE MAP](#)

[12068](#)

PETITION: REZONE 12068
APPLICANT: PRAIRIELAND DAIRY LLC
LOCATION: 689 COUNTY HIGHWAY U, SECTION 10, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [12068 Staff Report](#)
[12068 Town Action](#)
[12068 density](#)
[12068 APP](#)
[12068 MONTROSE MAP](#)

[12069](#)

PETITION: REZONE 12069
APPLICANT: GERALD AND JOANN GEHIN
LOCATION: NORTH END OF ROSEVALE DRIVE, SECTION 22, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: create three new residential lots

Attachments: [12069 Staff Report](#)
[12069 Town Action](#)
[12069 density](#)
[12069 APP](#)
[12069 MONTROSE MAP](#)

[12070](#)

PETITION: REZONE 12070
APPLICANT: JE ACRES LLC
LOCATION: WEST OF 338 US HIGHWAY 51, SECTION 6, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [12070 Staff Report](#)
[12070 Town Action](#)
[12070 Density Study](#)
[12070 Wetland Delineation Map](#)
[12070 Email from DOT for access](#)
[12070 APP](#)
[12070 ALBION MAP](#)

[12071](#)

PETITION: REZONE 12071
APPLICANT: JILL HERMANSON
LOCATION: 115 COUNTY HIGHWAY N, SECTION 32, TOWN OF ALBION
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District, RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: separating existing residence from farmland

Attachments: [12071 Staff Report](#)
[12071 Town Action](#)
[12071 Density Study](#)
[12071 APP](#)
[12071 ALBION MAP](#)

[12072](#)

PETITION: REZONE 12072
APPLICANT: VALKYRIE FARM LLC (KERRI PHILLIPS)
LOCATION: 1580 & 1586 COUNTY HWY D, SECTION 4, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: create one new residential lot and modify an existing residential lot

Attachments: [12072 Staff Report](#)
[12072 Revised Prelim CSM](#)
[12072 APP](#)
[12072 OREGON MAP](#)

[02624](#)

PETITION: CUP 02624
APPLICANT: MATTHEW AND JADRIAN HOFELDT
LOCATION: SOUTH OF 7550 SUGAR RIDGE, SECTION 29, TOWN OF VERONA
CUP DESCRIPTION: private air strip (updates to existing)

Attachments: [CUP 2624 Staff Report](#)
[CUP 2624 Town Action](#)
[CUP 2624 APP](#)
[CUP 2624 VERONA MAP](#)

[02625](#)

PETITION: CUP 02625
APPLICANT: AMANDA K DILLE
LOCATION: 240 KOSHKONONG DR, SECTION 36, TOWN OF ALBION
CUP DESCRIPTION: c.u.p. for transient or short-term lodging (short-term rental)

Attachments: [CUP 2625 Staff Report](#)
[CUP 2625 Town Action](#)
[CUP 2625 APP](#)
[CUP 2625 ALBION MAP](#)

[02626](#) PETITION: CUP 02626
APPLICANT: WARM BELLY NOBLE LLC (FRANCIS WISNIEWSKI)
LOCATION: 4305 & 4311 VILAS HOPE RD, SECTION 7, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: agricultural entertainment for events more than 10 calendar days per year

Attachments: [CUP 2626 Staff Report](#)
[CUP 2626 Town Action](#)
[CUP 2626 Sound Study Exhibit 2024-05-31](#)
[CUP 2626 Current approved lighting plan CUP 2592 2023-05-09](#)
[CUP 2626 Warm Belly Site Plan](#)
[CUP 2626 APP](#)
[CUP 2626 COTTAGE GROVE MAP](#)

[02627](#) PETITION: CUP 02627
APPLICANT: VALKYRIE FARM LLC (KERRI PHILLIPS)
LOCATION: 1580 COUNTY HIGHWAY D, SECTION 4, TOWN OF OREGON
CUP DESCRIPTION: transient or tourist lodging (short-term rental)

Attachments: [CUP 2627 Staff Report](#)
[CUP 2627 Revised Prelim CSM](#)
[CUP 2627 APP](#)
[CUP 2627 OREGON MAP](#)

[2023 OA-080](#) AMENDING CHAPTERS 15 AND CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, TO ESTABLISH A DANE COUNTY HERITAGE PRESERVATION COMMISSION

Sponsors: DOOLAN, MILES and ENGELBERGER

Attachments: [2023_OA-080](#)
[2024ComprehensivePlanAmendment.pdf](#)
[2023 OA-80 staff memo.pdf](#)
[Community notice.pdf](#)
[Pleasant Springs comments 2023 OA-080.pdf](#)
[Town of Oregon Ltr to Dane County Zoning Support 2023-OA-080.pdf](#)

Legislative History

4/5/24 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

4/5/24 County Board referred to the Executive
Committee
This resolution was referred to the Executive Committee

4/5/24 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

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

F. Plats and Certified Survey Maps

[2024 LD-012](#) Certified Survey Map - Rivera
Town of Oregon
Staff recommends denial.

Attachments: [ZLR Report](#)
[CSM Land division memo](#)
[230858_3LotCSM](#)
[20240620105814](#)
[Shared Driveway Easement Application](#)
[24-13 Rivera](#)

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 hnuv ua ntej tuaj tab sis tsis pub tsawg tshaj 24 xuab moos ua ntej rau lub rooj sib tham no.

(608) 266-4266