



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, October 22, 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 October 22, 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_58McPOfcTT6UgkuXtyzg5Q

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: 946 1254 2844

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.

يجب التقدم بطلب خدمات الترجمة مقدماً. يرجى الاطلاع على أسفل جدول الأعمال للمزيد من المعلومات

A. Call to Order

B. Public comment for any item not listed on the agenda

C. Consideration of Minutes

[2024 MIN-272](#) Minutes of the October 8, 2024 Zoning and Land Regulation Committee meeting

Attachments: [10-08-2024 ZLR Work Meeting Minutes](#)

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

[12099](#) PETITION: REZONE 12099
APPLICANT: ADAM AND SARA WIPPERFURTH
LOCATION: 7339 LODI-SPRINGFIELD ROAD, SECTION 17, TOWN OF DANE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-8 Rural Residential District
REASON: zoning compliance for existing land use (residential)

Attachments: [12099 Staff Report](#)
[12099 Town Action](#)
[12099 APP](#)
[12099 DANE MAP](#)

[12100](#) PETITION: REZONE 12100
APPLICANT: KEN A ALDERSON
LOCATION: 2249 STATE HIGHWAY 92, SECTION 19, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District and RR-2 Rural Residential District TO RR-4 Rural Residential District
REASON: shifting of property lines between adjacent land owners to expand a residential lot

Attachments: [12100 Staff Report](#)
[12100 Town Action](#)
[12100 APP](#)
[12100 SPRINGDALE MAP](#)

[12101](#) PETITION: REZONE 12101
APPLICANT: SARA & ANDREW WRIGHT
LOCATION: 11780 MID TOWN ROAD, SECTION 6, TOWN OF VERONA
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural Residential District and RR-2 Rural Residential District
REASON: change zoning to create up to 4 residential lots on property (one for existing residence)

Attachments: [12101 Staff Report](#)
[12101 APP REV](#)
[12101 MAP REV](#)

[12102](#)

PETITION: REZONE 12102
APPLICANT: DOUGLAS A & MARY E PORTER JT REV LIVING TR
LOCATION: 721, 731, 741 COUNTY HIGHWAY A, SECTION 4,
TOWN OF ALBION
CHANGE FROM: RR-2 Rural Residential District TO RR-1 Rural
Residential District and FP-35 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners
(modify two existing residential lots)

Attachments: [12102 Staff Report](#)
[12102 Town Action](#)
[12102 APP](#)
[12102 ALBION MAP](#)

[12103](#)

PETITION: REZONE 12103
APPLICANT: TOWN OF VERMONT
LOCATION: MULTIPLE (SEE LIST), SECTION 32, TOWN OF
VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO FP-35
Farmland Preservation District
REASON: establishing an nr-1 (natural resource identification) overlay
zoning district for ridgetop protection areas

Attachments: [12103 Staff Report](#)
[12103 Town Action](#)
[12103 list of affected parcels](#)
[Online NR-I Overlay Zoning Viewer](#)
[12103 map](#)
[12103 APP](#)

[12104](#) PETITION: REZONE 12104
APPLICANT: JOHN L & KAREN S WADDELL REV TR (MICHAEL SCHUSTER)
LOCATION: 7108 STATE HWY 89, SECTION 24, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separate existing residence from the farmland and create a residential lot

Attachments: [12104 Staff Report](#)
[12104 Town Action](#)
[12104 Density Study](#)
[12104 APP](#)
[12104 YORK MAP](#)

[12105](#) PETITION: REZONE 12105
APPLICANT: TOWN OF BLOOMING GROVE
LOCATION: 4381 MARSH RD, SECTION 26, TOWN OF BLOOMING GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District
REASON: Town-initiated blanket rezone for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes

Attachments: [12105 Staff Report](#)
[12105 Town Action](#)
[12105 Map](#)
[12105 BLOOMING GROVE MAP](#)
[12105 APP](#)

[12106](#) PETITION: REZONE 12106
APPLICANT: TOWN OF VERONA
LOCATION: MULTIPLE PROPERTIES (SEE LIST), SECTION 29, TOWN OF VERONA
CHANGE FROM: FP-35 Farmland Preservation District TO AT-35 Agriculture Transition District
REASON: Town-initiated blanket rezone for consistency with the Dane County Farmland Preservation Plan and s. 91.38, Wisconsin Statutes

Attachments: [12106 Staff Report](#)
[12106 APP](#)
[12106 Map](#)

[12107](#)

PETITION: REZONE 12107
APPLICANT: JOSEPH AND KEITH O'CONNELL
LOCATION: ZWETTLER RD WEST OF 4341 COUNTY HWY F,
SECTION 7, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

Attachments: [12107 Staff Report](#)
[12107 Density](#)
[12107 Town Action](#)
[12107 APP](#)
[12107 VERMONT MAP](#)

[12108](#)

PETITION: REZONE 12108
APPLICANT: DONALD N GOEDEN (C/O MARY JO BELL)
LOCATION: WEST OF 6685 STEVENSON RD, SECTION 26, TOWN
OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural
Residential District, FP-1 Farmland Preservation District, and RM-16
Rural Mixed-Use District
REASON: create one new residential lot and two agricultural lots, and
adjust property boundary with two adjoining landowners

Attachments: [12108 Staff Report](#)
[12108 Town Action](#)
[12108 Density](#)
[12108 APP](#)
[12108 DANE MAP](#)

[12109](#) PETITION: REZONE 12109
APPLICANT: SKAAR PIT LLC
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE
CHANGE FROM: HC Heavy Commercial District and RM-16 Rural Mixed-Use District TO MI Manufacturing and Industrial District
REASON: rezone to match existing land use to current zoning districts

Attachments: [12109 Staff Report rev](#)
[12109 Town Action](#)
[12109 Proposed land use restrictions MI zoning](#)
[12109 Deed Restriction 4227822](#)
[12109 APP](#)
[12109 COTTAGE GROVE MAP](#)

[12110](#) PETITION: REZONE 12110
APPLICANT: DUANE L & DOROTHY J SKAAR JT REV LIVING TR
LOCATION: 1384 SCHADEL ROAD, SECTION 31, TOWN OF DEERFIELD
CHANGE FROM: RR-2 Rural Residential District and FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating 3 residential lots

Attachments: [12110 Staff Report rev](#)
[12110 Town Action](#)
[12110 Slope and lot width detail](#)
[12110 Density Study](#)
[12110 APP](#)
[12110 DEERFIELD map](#)

[12111](#) PETITION: REZONE 12111
APPLICANT: BENJAMIN AND JOLEEN AUGUST
LOCATION: 6059 PORTAGE ROAD, SECTION 3, TOWN OF BURKE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District
REASON: create three new residential lots

Attachments: [12111 Staff Report](#)
[12111 APP](#)
[12111 BURKE MAP](#)

[12112](#)

PETITION: REZONE 12112
APPLICANT: VINEY ACRES LLC
LOCATION: SOUTH OF 2876 SIGGELKOW ROAD, SECTION 31,
TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: expand existing residential lot

Attachments: [12112 Staff Report](#)
[12112 Town Action](#)
[12112 APP](#)
[12112 COTTAGE GROVE MAP](#)

[02638](#)

PETITION: CUP 02638
APPLICANT: SILVIN F & ROSEMARY C KURT REV TR (C/O DALE
KURT)
LOCATION: 4558 RIDGE ROAD, SECTION 1, TOWN OF COTTAGE
GROVE
CUP DESCRIPTION: secondary farm residence (C.U.P. renewal)

Attachments: [CUP 2638 Staff Report](#)
[CUP 2638 Town Action](#)
[CUP 2638 APP](#)
[CUP 2638 COTTAGE GROVE MAP](#)

[02639](#)

PETITION: CUP 02639
APPLICANT: BADFISH ACRES LLC (DEAN TANGEMAN)
LOCATION: 363 DANKS RD, SECTION 25, TOWN OF RUTLAND
CUP DESCRIPTION: caretaker's residence in an existing building

Attachments: [CUP 2639 Staff Report](#)
[CUP 2639 Town Action](#)
[CUP 2639 Violation ltr](#)
[CUP 2639 Existing Deed Restriction](#)
[CUP 2639 APP](#)
[CUP 2639 RUTLAND MAP](#)

02640

PETITION: CUP 02640
APPLICANT: DAN AND MARLENE LAFLEUR
LOCATION: 3440 MEADOW ROAD, SECTION 32, TOWN OF
MIDDLETON
CUP DESCRIPTION: small-animal boarding facility for 30 dogs

Attachments:

- [CUP 2640 Staff Report](#)
- [CUP 2640 Town Action](#)
- [3440 Meadow Road Zoning Notice](#)
- [CUP 2640 DNR Concurrence Letter](#)
- [CUP 2640 Town Sound Study](#)
- [CUP 2640 Four Paws Sound Study 20240516](#)
- [CUP 2640 Four Paws Sound Study 20230815](#)
- [CUP 2640 APP](#)
- [CUP 2640 MIDDLETON MAP](#)
- [CUP 2640 Connelly email](#)
- [CUP 2640 Devich email](#)
- [CUP 2640 Dorosheff email](#)
- [CUP 2640 Dumesic Letter](#)
- [CUP 2640 Foellings email](#)
- [CUP 2640 Froncek 2 email](#)
- [CUP 2640 Froncek email](#)
- [CUP 2640 Hankes email](#)
- [CUP 2640 Johnson J email](#)
- [CUP 2640 Johnson M email](#)
- [CUP 2640 Komisarek email](#)
- [CUP 2640 Mikalofsky J email](#)
- [CUP 2640 Mikalofsky P email](#)
- [CUP 2640 Radcliffe Letter](#)
- [CUP 2640 Vu email](#)
- [CUP 2640 Wiegel email](#)
- [CUP 2640 Yunke email](#)

[2024 OA-011](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of CROSS PLAINS Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN and ENGELBERGER

Attachments: [2024 OA 11 Ordinance Text.pdf](#)

[2024 OA 11 staff memo](#)

[Complete plan text and maps](#)

[Community notice](#)

[Newspaper Notice- Cross Plains town plan amendment](#)

[Town request for County adoption.pdf](#)

[Town adoption ordinance.pdf](#)

Legislative History

8/16/24 County Board referred to the Zoning & Land Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee

[2024 OA-014](#) AMENDING CHAPTER 82 TO ADOPT AMENDMENTS TO THE TOWN OF PRIMROSE COMPREHENSIVE PLAN AS PART OF THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN, DOWNING and ENGELBERGER

Attachments: [2024 OA-14 ordinance text.pdf](#)

[Staff Memo - Town of PrimroseCompPlan2024.pdf](#)

[Complete plan text and maps \(online link\)](#)

[Community Notice - 2024 OA-14](#)

[2024 Newspaper Notice- 2024 OA-14](#)

[2024 OA-14 Public Comment - Haack opposition](#)

Legislative History

8/16/24 County Board referred to the Zoning & Land Regulation Committee

This resolution was referred to the Zoning & Land Regulation Committee

[2024 OA-015](#) AMENDING CHAPTER 82 TO ADOPT AMENDMENTS TO THE DANE COUNTY FARMLAND PRESERVATION PLAN AS PART OF THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: DOOLAN, POSTLER and ENGELBERGER

- Attachments:** [2024 OA 15 ordinance text.pdf](#)
[2024 OA-15 staff memo](#)
[Farmland Preservation Plan map amendments 2024](#)
[DATCP Certification of 2024 FPP Amendments](#)
[DATCP Letter of Completeness](#)
[FPP Amendment Cover letter Dane County 2024](#)
[FPPPlanCertApplication TV signed](#)
[Link to Online Farmland Preservation Plan Viewer](#)
[2024 Newspaper Notice- 2024 OA-15](#)
[Community notice 2024 OA-15](#)

Legislative History

8/16/24 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

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

10/11/24 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

10/11/24 County Board referred to the Personnel &
Finance Committee
This resolution was referred to the Personnel & Finance Committee

[2024 RES-180](#) AWARDING CONTRACT FOR PERPETUATION AND MAINTENANCE
OF THE PUBLIC LAND SURVEY SYSTEM IN MULTIPLE
TOWNSHIPS

Sponsors: DOOLAN and KRONING

Attachments: [2024 RES-180](#)
[2024 RES-180 FISCAL NOTE](#)
[TALARCZYK Signed_Contract](#)

Legislative History

10/11/24 County Board referred to the Zoning & Land
Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

10/11/24 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

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

Questions? Contact Planning and Development Staff, 266-4266, or plandev@danecounty.gov

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.

ملحوظة: إذا كنت بحاجة لترجمة شفوية أو كتابية أو مواد بصيغة مختلفة أو تسهيلات أخرى للحصول على هذه الخدمة أو النشاط أو البرنامج، يرجى الاتصال برقم الهاتف أدناه قبل ثلاثة أيام عمل رسمية على الأقل من تاريخ الجلسة.

(608) 266-4266