



# 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?*

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Tuesday, September 24, 2019

6:30 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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210 Martin Luther King Jr. Blvd., Madison

#### A. Call to Order

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

#### C. Consideration of Minutes

[2019 MIN-227](#) Minutes of the September 10, 2019 Zoning and Land Regulation Committee meeting

**Attachments:** [9-10-19 ZLR Work meeting minutes](#)

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

[11469](#) PETITION: REZONE 11469  
APPLICANT: WISCONSIN ELECTRIC POWER CO  
LOCATION: 5635 CHERRY LANE, SECTION 14, TOWN OF MEDINA  
CHANGE FROM: FP-35 General Farmland Preservation District TO  
UTR Utility, Transportation and ROW District, FP-35 General Farmland  
Preservation District TO FP-1 Small Lot Farmland Preservation District  
REASON: division of land between land owners

**Attachments:** [11469 Staff Report](#)  
[11469 Town](#)  
[11469 Map](#)  
[11469 APP](#)

[11470](#) PETITION: REZONE 11470  
APPLICANT: TOWN OF VERONA  
LOCATION: SECTION 8, TOWN OF VERONA  
CHANGE FROM: Various Zoning Changes  
REASON: blanket rezone to correct zoning district map

**Attachments:** [11470 Staff Report](#)  
[11470 Map NW](#)  
[11470 Map SE](#)  
[11470 Map SW](#)  
[11470 Map NE](#)  
[11470 APP REVISED](#)

[11471](#) PETITION: REZONE 11471  
APPLICANT: STEVEN D NEUENSCHWANDER  
LOCATION: 1325 HOBBY HORSE ROAD, SECTION 8, TOWN OF OREGON  
CHANGE FROM: SFR-08 Single Family Residential District TO SFR-01 Single Family Residential District  
REASON: compliance for acreage of property

**Attachments:** [11471 Staff Report](#)  
[11471 Town](#)  
[11471 Map](#)  
[11471 APP](#)

[11472](#) PETITION: REZONE 11472  
APPLICANT: MARK A & JOANN M HALVERSON  
LOCATION: 1061 HILLCREST ROAD, SECTION 4, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 General Farmland Preservation District TO RM-8 Rural Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11472 Staff Report](#)  
[11472 Density](#)  
[11472 Map](#)  
[11472 APP](#)

[11473](#) PETITION: REZONE 11473  
APPLICANT: KJELLAND FAMILY LLC  
LOCATION: 4633 STATE HIGHWAY 138, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District  
REASON: removal of current deed restrictions

**Attachments:** [11473 Staff Report](#)  
[11473 Town](#)  
[11473 Map](#)  
[11473 APP](#)

[11474](#) PETITION: REZONE 11474  
APPLICANT: STRAND FAMILY FARM LLC  
LOCATION: NORTH OF 4278 VILAS HOPE ROAD, SECTION 7, TOWN OF COTTAGE GROVE  
CHANGE FROM: RM-16 Rural Mixed-Use District TO SFR-08 Single Family Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11474 Staff Report](#)  
[11474 Town](#)  
[11474 Map](#)  
[11474 APP](#)

[11475](#) PETITION: REZONE 11475  
APPLICANT: MALY REV TR  
LOCATION: 5772 COUNTY HIGHWAY TT, SECTION 18, TOWN OF MEDINA  
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural Residential District, RM-16 Rural Mixed-Use District TO FP-1 Small Lot Farmland Preservation District  
REASON: creating two residential lots and one small agriculture lot

**Attachments:** [11475 Staff Report](#)  
[11475 Town](#)  
[11475 Density](#)  
[11475 Map](#)  
[11475 APP](#)

[11476](#)

PETITION: REZONE 11476  
APPLICANT: MANNING JT REV TR, MARK & FREDRICKA  
LOCATION: 1515 HOMMEN ROAD, SECTION 19, TOWN OF DEERFIELD  
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO FP-35 General Farmland Preservation District AND RR-2 Rural Residential District, RM-16 Rural Mixed-Use District TO FP-35 General Farmland Preservation District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11476 Staff Report](#)

[11476 Map](#)

[11476 APP](#)

[11477](#)

PETITION: REZONE 11477  
APPLICANT: EUGENE C AND LINDA R HENNING  
LOCATION: 6567 DEANSVILLE ROAD, SECTION 32, TOWN OF YORK  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11477 Staff Report](#)

[11477 Town](#)

[11477 DENSITY](#)

[11477 Map](#)

[11477 APP](#)

[11478](#)

PETITION: REZONE 11478  
APPLICANT: DOERFER BROTHERS INC  
LOCATION: 6437 GRANDVIEW ROAD, SECTION 24, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-8 Rural Residential District AND RM-16 Rural Mixed Use District  
REASON: creating one residential lot

**Attachments:** [11478 Staff Report](#)

[11478 Town](#)

[11478 Map](#)

[11478 APP REVISED](#)

[CUP 02478](#) PETITION: CUP 02478  
APPLICANT: KURT REV TR, SILVIN F & ROSEMARY C  
LOCATION: 4558 RIDGE ROAD, SECTION 1, TOWN OF COTTAGE GROVE  
CUP DESCRIPTION: creating 2nd farm residence

**Attachments:** [CUP 2478 Staff Report](#)  
[CUP 2478 Town](#)  
[CUP 2478 Map](#)  
[CUP 02478 APP](#)

[CUP 02479](#) PETITION: CUP 02479  
APPLICANT: DAKOTA J GRAY  
LOCATION: 724 WASHINGTON ROAD, SECTION 19, TOWN OF ALBION  
CUP DESCRIPTION: small engine repair (limited family business)

**Attachments:** [CUP 2479 Staff Report](#)  
[CUP 2479 Town](#)  
[CUP 2479 Map](#)  
[CUP 02479 APP](#)

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

## **F. Plats and Certified Survey Maps**

[2019 LD-019](#) Preliminary Plat - Twin Rock  
Town of Verona  
Staff recommends accepting the plat and schedule for future consideration (10/7/19)

**Attachments:** [acceptance](#)  
[TWIN ROCK PRELIMINARY PLAT \(8-20-19\)](#)

[2019 LD-020](#) Preliminary Plat - Bittersweet  
Town of Deerfield  
Staff recommends conditional approval.

**Attachments:** [conditional approval](#)  
[map](#)  
[REVISED\\_Bittersweet ac 5 lot](#)

[2019 LD-021](#) Preliminary Plat - Pioneer Pointe  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [conditional approval](#)  
[11379 Staff Update](#)  
[180551 PrePlat of Pioneer Pointe Revised](#)

[2019 LD-022](#) Final Plat - Western Addition to 1000 Oaks  
City of Madison  
Staff recommends a certification of non-objection.

**Attachments:** [map](#)  
[28103 20190912 Print](#)

## G. Resolutions

## H. Ordinance Amendment

## I. Items Requiring Committee Action

[2019 RPT-277](#) 2020 ZLR Committee Meeting Schedule

**Attachments:** [2020 ZLR meeting calendar](#)

## J. Reports to Committee

## K. Other Business Authorized by Law

## L. Adjourn

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,  
[lane.roger@countyofdane.com](mailto:lane.roger@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 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 hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*