



# 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?*

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Tuesday, May 12, 2020

6:30 PM

Remote Meeting: Call 1-877-568-4106

Access Code: 825-214-021

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Remote Meeting: Call 1-877-568-4106, Access Code: 825-214-021

The May 12th Zoning and Land Regulation Committee meeting is being held remotely in accordance with public health requirements to protect our community from the COVID-19 pandemic. The public can access the meeting in the following manner:

Call 1-877-568-4106 Use access code: 825-214-021

Note: You will be placed on hold until the Host joins.

If you would like to speak on an agenda item, you must PRE-REGISTER in ADVANCE by calling 1-608-266-9078. Registrants must provide their full name, 10-digit phone number, and the agenda item they wish to speak about. Anyone wishing to speak is strongly encouraged to pre-register as soon as possible.

Registrations will be accepted until 30 minutes prior to the meeting. Staff will then call you into the meeting when the item is before the committee using the number provided.

If you have any questions regarding an agenda item, please contact the Zoning Administrator by phone at 1-608-266-9078, or by email at [lane.roger@countyofdane.com](mailto:lane.roger@countyofdane.com).

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

[2020 MIN-001](#) Minutes of the April 6, 2020 Zoning and Land Regulation Committee meeting

**Attachments:** [4-06-20 ZLR meeting minutes.pdf](#)

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

[CUP 02492](#) PETITION: CUP 02492  
APPLICANT: DOWNING 3094 CR MN LLC  
LOCATION: SOUTHEAST QUADRANT OF I-39 AND COUNTY HIGHWAY AB INTERSECTION,  
SECTION 6, TOWN OF PLEASANT SPRINGS  
CUP DESCRIPTION: concrete batch plant

**Attachments:** [CUP 2492 Staff Report.pdf](#)  
[CUP 2492 Town.pdf](#)  
[CUP 2492 Map.pdf](#)  
[CUP 2492 APP](#)

[11530](#) PETITION: REZONE 11530  
APPLICANT: PETERSON TR, PHILIP L & CAROL L  
LOCATION: LANDS WEST OF 5900 COUNTY HIGHWAY D, SECTION 5, TOWN OF OREGON  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential  
District AND LC Limited Commercial District  
REASON: creating one residential lot and separating buildings/woods from farmland

**Attachments:** [11530 Staff Report.pdf](#)  
[11530 Town.pdf](#)  
[11530 Site Information.pdf](#)  
[11530 Density.pdf](#)  
[11530 Map.pdf](#)  
[11530 APP](#)

11525

PETITION: REZONE 11525  
APPLICANT: SWAN YOU SEE LLC  
LOCATION: EAST OF 4234 MAPLE GROVE ROAD, SECTION 13, TOWN OF VERONA  
CHANGE FROM: RM-8 Rural Mixed-Use District TO HC Heavy Commercial District  
REASON: mini-warehouses & outdoor storage

**Attachments:** [11525 Staff Report.pdf](#)  
[11525 Town.pdf](#)  
[Petition 11525 App](#)  
[Petition 11525 App plans](#)  
[Petition 11525 Environmental Information](#)  
[Petition 11525 Review Correspondence](#)

11526

PETITION: REZONE 11526  
APPLICANT: BROCKMANN REV LIVING TR, CLEO I  
LOCATION: 9755 STATE HIGHWAY 19, SECTION 12, TOWN OF MAZOMANIE  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District AND RR-4 Rural Residential District  
REASON: creating two residential lots

**Attachments:** [11526 Staff Report AMENDED](#)  
[11526 Town.pdf](#)  
[11526 Density.pdf](#)  
[11526 Deed Restriction.pdf](#)  
[11526 Map.pdf](#)  
[11526 APP](#)

11527

PETITION: REZONE 11527  
APPLICANT: JOSEPH PATRICK EUGSTER  
LOCATION: 3865 STATE HIGHWAY 138, SECTION 10, TOWN OF RUTLAND  
CHANGE FROM: FP-35 General Farmland Preservation District TO FP-B Farmland Preservation - Business District  
REASON: expand agricultural accessory uses on the farm

**Attachments:** [11527 Staff Report](#)  
[11527 Town](#)  
[11527 Map](#)  
[11527 App](#)

[11528](#)

PETITION: REZONE 11528  
APPLICANT: TOWN OF BLACK EARTH  
LOCATION: VARIOUS PARCELS, SECTION 36, TOWN OF BLACK EARTH  
CHANGE FROM: Various zoning districts  
REASON: blanket rezone to correct zoning maps

***Attachments:*** [11528 Staff Report.pdf](#)

[11528 Town.pdf](#)

[11528 Map.pdf](#)

[11528 Parcel List.pdf](#)

[11528 APP](#)

[11529](#)

PETITION: REZONE 11529  
APPLICANT: CAROLINE A ALLEN  
LOCATION: 909 COUNTY HIGHWAY V, SECTION 9, TOWN OF YORK  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

***Attachments:*** [11529 Staff Report](#)

[11529 Town.pdf](#)

[11529 Density](#)

[11529 Map.pdf](#)

[11529 APP](#)

[11531](#)

PETITION: REZONE 11531  
APPLICANT: ARINGTON TREE FARM LLC  
LOCATION: EAST OF 2771 OLIA ROAD, SECTION 8, TOWN OF CHRISTIANA  
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District, RR-8 Rural Residential District TO RR-2 Rural Residential District, SFR-08 Single Family Residential District TO RR-8 Rural Residential District  
REASON: creating two residential lots

***Attachments:*** [11531 Staff Report](#)

[11531 Town](#)

[11531 Town 2](#)

[11531 Density](#)

[11531 Map](#)

[11531 APP](#)

[11532](#)

PETITION: REZONE 11532  
APPLICANT: SCOTT D ZAHLER  
LOCATION: EAST OF 1303 LAFOLLETTE ROAD, SECTION 8, TOWN OF PRIMROSE  
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11532 Staff Report.pdf](#)

[11532 Town.pdf](#)

[11532 Map.pdf](#)

[11532 APP](#)

[11533](#)

PETITION: REZONE 11533  
APPLICANT: STORAGE WORLD OF COTTAGE GROVE LLC  
LOCATION: 3286 FIELD VIEW LANE, SECTION 33, TOWN OF COTTAGE GROVE  
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing and Industrial District  
REASON: rezone to allow for mineral extraction with existing mini storage warehouses on property

**Attachments:** [11533 Staff Report.pdf](#)

[11533 Map.pdf](#)

[11533 App.pdf](#)

[Mineral Extraction Proposal](#)

[11534](#)

PETITION: REZONE 11534  
APPLICANT: KAMEYT LLC  
LOCATION: 3265 BERGUM ROAD, SECTION 35, TOWN OF VERMONT  
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1 Small Lot Farmland Preservation District AND RR-4 Rural Residential District, FP-35 General Farmland Preservation District TO RR-4 Rural Residential District  
REASON: separating existing residence from farmland and creating one residential lot

**Attachments:** [11534 Staff Report.pdf](#)

[11534 Town.pdf](#)

[11534 Density](#)

[11534 Map](#)

[11534 APP](#)

11535

PETITION: REZONE 11535  
APPLICANT: REGIME INVESTMENTS LLC  
LOCATION: 3190 COUNTY HIGHWAY N, SECTION 33, TOWN OF COTTAGE GROVE  
CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District  
REASON: amend current deed restrictions on property

**Attachments:** [11535 Staff Report.pdf](#)  
[11535 Town.pdf](#)  
[11535 Map.pdf](#)  
[11535 APP.pdf](#)  
[11535 list of HC uses identified by Huston.pdf](#)

11536

PETITION: REZONE 11536  
APPLICANT: CORY K CLEMENS  
LOCATION: SOUTHWEST OF 7857 DUNROVEN ROAD, SECTION 6, TOWN OF VIENNA  
CHANGE FROM: FP-35 General Farmland Preservation District TO LC Limited Commercial District  
REASON: expansion of excavation business

**Attachments:** [11536 Staff Report.pdf](#)  
[11536 Town.pdf](#)  
[11536 Map.pdf](#)  
[11536 APP](#)

11537

PETITION: REZONE 11537  
APPLICANT: BRENT K DARLEY  
LOCATION: 2206 BRANDANCEE LANE, SECTION 19, TOWN OF VERONA  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-1 Rural Residential District  
REASON: zoning compliance for existing residence

**Attachments:** [11537 Staff Report.pdf](#)  
[11537 Map](#)  
[11537 APP](#)

[11538](#)

PETITION: REZONE 11538  
APPLICANT: VINEY ACRES LLC  
LOCATION: NORTH OF 2883 SIGGELKOW ROAD, SECTION 31, TOWN OF COTTAGE GROVE  
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District and  
FP-1 Small Lot Farmland Preservation District  
REASON: creating one residential lot

**Attachments:** [11538 Staff Report.pdf](#)  
[11538 Town.pdf](#)  
[11538 Madison letter of opposition.pdf](#)  
[11538 Map.pdf](#)  
[11538 APP](#)

[11539](#)

PETITION: REZONE 11539  
APPLICANT: TOWN OF DUNN  
LOCATION: VARIOUS PARCELS, VARIOUS SECTIONS, TOWN OF DUNN  
CHANGE FROM: RR-8 Rural Residential District TO RR-16 Rural Residential District  
REASON: blanket rezone to new RR-16 district for zoning compliance

**Attachments:** [11539 Staff Report.pdf](#)  
[11539 Town.pdf](#)  
[11539 Dunn Blanket rezone parcel list](#)  
[11539 Map](#)  
[11539 APP](#)

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

[11422](#)

PETITION: REZONE 11422  
APPLICANT: DAVID R ESSER  
LOCATION: SOUTH OF 6587 HYSLOP ROAD, SECTION 35, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating three residential lots

**Attachments:** [11422 Staff Report UPDATE](#)  
[11422 Town](#)  
[11422 Density](#)  
[11422 Density 2](#)  
[11422 Letter of Opposition](#)  
[11422 Map UPDATE](#)  
[11422 APP](#)

**Legislative History**





*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.*