



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?

Tuesday, January 26, 2021

6:30 PM

Town of Christiana Town Board and Plan
Commission attending

ZOOM meeting Webinar ID: 895 3468 6356

The January 26, 2021 Zoning and Land Regulation Committee meeting is being held virtually. The public can access the meeting 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://us02web.zoom.us/join/register/WN_d_G8iClqSnW4xzcG6HL35A

This link will be active until the end of the meeting.

To join the meeting by phone, dial 1-888-788-0099.

When prompted, enter the following Webinar ID: 895 3468 6356

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to lane.roger@countyofdane.com

PROCESS TO PROVIDE PUBLIC COMMENT: 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).

Registrations to provide public comment will be accepted until 1 hour prior to the beginning of the meeting.

If you join the meeting with Zoom, when the item you have registered for is before the board/committee, you will be promoted to a panelist. Once a panelist, you can turn on your webcam and you will be able to unmute yourself.

If you join the meeting with your phone, when the item you have registered for is before the board/committee, you will be unmuted and hear, "the host would like you to unmute your microphone, you can press *6 to unmute." Please press *6.

A. Call to Order

Call to order of the Zoning and Land Regulation Committee

Call to order of the Town of Christiana Plan Commission

Call to order of the Town of Christiana Town Board

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

C. Consideration of Minutes

[2020 MIN-385](#) Minutes of the January 12, 2021 Zoning and Land Regulation Committee meeting

Attachments: [1-12-21 ZLR work meeting minutes.pdf](#)

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

[CUP 2509](#) PETITION: CUP 02509
APPLICANT: JAMES NOTSTAD LIVING TRUST
LOCATION: EAST I 39/90 BETWEEN COUNTY HIGHWAY B AND CHURCH ROAD, SECTION 29, TOWN OF CHRISTIANA
CUP DESCRIPTION: mineral extraction

Attachments: [CUP 2509 Staff Report](#)
[CUP 2509 MAP.pdf](#)
[CUP 2509 APP](#)
[Information in opposition by Carrie Nelson](#)

Town of Christiana Plan Commission - close of public hearing and adjournment

Town of Christiana Town Board - close of public hearing and adjournment

[11629](#) PETITION: REZONE 11629
APPLICANT: WESLEY HALVERSON
LOCATION: NORTH OF 1002 NULAND ROAD AND SOUTH OF US HWY 12&18, SECTION 33, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11629 Staff Report.pdf](#)
[11629 Town.pdf](#)
[11629 Density.pdf](#)
[11629 Map](#)
[11629 APP](#)

[11630](#)

PETITION: REZONE 11630
APPLICANT: WILLIAM T ROCKWELL
LOCATION: 925 GLENWAY ROAD, SECTION 15, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District,
RR-4 Rural Residential District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11630 Staff Report.pdf](#)

[11630 Town.pdf](#)

[11630 Map](#)

[11630 APP](#)

[11631](#)

PETITION: REZONE 11631
APPLICANT: HAHN LIVING TR
LOCATION: 7205 PATTON ROAD, SECTION 16, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation
District, FP-1 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11631 Staff Report](#)

[11631 Town](#)

[11631 Density](#)

[11631 Map](#)

[11631 APP](#)

[11632](#)

PETITION: REZONE 11632
APPLICANT: KATHRYN SEVERSON NYGAARD
LOCATION: 379 PERRY CENTER ROAD, SECTION 27, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11632 Staff Report.pdf](#)

[11632 Town.pdf](#)

[11632 density.pdf](#)

[11633 Map](#)

[11632 APP](#)

[11633](#)

PETITION: REZONE 11633
APPLICANT: RUSSELL G WIPPERFURTH
LOCATION: 6520 COOKE ROAD, SECTION 35, TOWN OF MAZOMANIE
CHANGE FROM: RR-2 Rural Residential District TO RR-4 Rural Residential District, FP-35
Farmland Preservation District TO RR-4 Rural Residential District
REASON: adding 1.17 acres to an existing residential lot

Attachments: [11633 Staff Report](#)

[11633 Town](#)

[11633 APP](#)

[11633 Map](#)

[11634](#)

PETITION: REZONE 11634
APPLICANT: KRANTZ REAL ESTATE LLC
LOCATION: 2650 N NINE MOUND ROAD, SECTION 16, TOWN OF VERONA
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District
REASON: changing zoning district to allow for an additional building to be constructed for an
existing electrical contracting business

Attachments: [11634 Staff Report.pdf](#)

[11634 Town.pdf](#)

[11634 Letters of opposition.pdf](#)

[11634 Map](#)

[11634 APP.pdf](#)

[11635](#)

PETITION: REZONE 11635
APPLICANT: KEICHTINGER FAMILY FARMS LLC
LOCATION: 7046 COUNTY HWY P, SECTION 27, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11635 Staff Report](#)

[11635 Town](#)

[11635 Density.pdf](#)

[11635 Map](#)

[11635 APP](#)

[11636](#)

PETITION: REZONE 11636
APPLICANT: SCOTT L SCHIELDT
LOCATION: SOUTHWEST OF 1728 HAMMOND ROAD, SECTION 25, TOWN OF DUNKIRK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District
REASON: creating one residential lot

Attachments: [11636 Staff Report.pdf](#)

[11636 Town.pdf](#)

[11636 Density.pdf](#)

[11636 Map](#)

[11636 APP](#)

[11637](#)

PETITION: REZONE 11637
APPLICANT: DAHL HOMESTEAD LLC
LOCATION: 7614 INAMA ROAD, SECTION 9, TOWN OF ROXBURY
CHANGE FROM: RR-4 Rural Residential District TO FP-35 Farmland Preservation District
REASON: shifting of property lines between adjacent land owners

Attachments: [11637 Staff Report](#)

[11637 Town](#)

[11637 Map](#)

[11637 APP](#)

[11638](#)

PETITION: REZONE 11638
APPLICANT: JAMIE J DAHLK
LOCATION: 4423 BLUE MOUNDS TRAIL, SECTION 9, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11638 Staff Report.pdf](#)

[11638 Town.pdf](#)

[11638 density.pdf](#)

[11638 Map](#)

[11638 APP](#)

[11639](#)

PETITION: REZONE 11639
APPLICANT: JOHN J BEUTHIN
LOCATION: 5848 BEUTHIN ROAD, SECTION 13, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO GC General Commercial District
REASON: creating a lot for existing agricultural buildings to allow indoor storage

Attachments: [11639 Staff Report](#)

[11639 Town](#)

[11639 Map](#)

[11639 APP](#)

[11640](#)

PETITION: REZONE 11640
APPLICANT: DANFORTH REV TR, MARILYN J
LOCATION: 10317 COUNTY HIGHWAY Y, SECTION 28, TOWN OF MAZOMANIE
CHANGE FROM: RR-4 Rural Residential District TO RR-2 Rural Residential District
REASON: divide an existing residential lot into two lots

Attachments: [11640 Staff Report](#)

[11640 Town](#)

[11640 Map](#)

[11640 APP](#)

[11641](#)

PETITION: REZONE 11641
APPLICANT: DUCKERT IRREV TR, GREGORY H
LOCATION: 2296 TOWER DRIVE, SECTION 24, TOWN OF PLEASANT SPRINGS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District
REASON: dividing an existing lot into two residential lots

Attachments: [11641 Staff Report.pdf](#)

[11641 Town.pdf](#)

[11641 Density \(TDR Sending Property\)](#)

[11641 Map](#)

[11641 APP](#)

[11641 App Detailed Statement.pdf](#)

[11641 Updated App.pdf](#)

[11642](#)

PETITION: REZONE 11642
APPLICANT: DAVID L MOYER
LOCATION: NORTH AND SOUTH OF 4693 COUNTY HWY FF, SECTION 6, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District,
FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating a residential lot for an existing house and creating an agricultural lot for future residential development

Attachments: [11642 Staff Report.pdf](#)
[11642 Town.pdf](#)
[11642 density.pdf](#)
[11642 Map revised](#)
[11642 APP revised.pdf](#)

[11643](#)

PETITION: REZONE 11643
APPLICANT: STEVE & SUSAN SMITH
LOCATION: WEST OF 4012 COUNTY HWY JJ, SECTION 22, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating a 3-acre residential spot zone on the 85-acre property

Attachments: [11643 Staff Report.pdf](#)
[11643 Town.pdf](#)
[11643 density.pdf](#)
[11643 Map revised](#)
[11643 APP revised.pdf](#)

[11644](#)

PETITION: REZONE 11644
APPLICANT: CRAIG LAPLANTE
LOCATION: WEST OF 4012 COUNTY HWY JJ, SECTION 22, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating a 4-acre residential spot zone on the 82-acre property

Attachments: [11644 Staff Report.pdf](#)
[11644 Town.pdf](#)
[11644 density.pdf](#)
[11644 Map](#)
[11644 APP](#)

[11645](#)

PETITION: REZONE 11645
APPLICANT: JPC REAL ESTATE LLC
LOCATION: 7331 US HWY 12, SECTION 18, TOWN OF ROXBURY
CHANGE FROM: RR-8 Rural Residential District TO RR-2 Rural Residential District, HC Heavy Commercial District TO RR-2 Rural Residential District
REASON: dividing an existing residential lot into three residential lots

Attachments: [11645 Staff Report](#)

[11645 Town](#)

[11645 Map](#)

[11645 APP](#)

[11646](#)

PETITION: REZONE 11646
APPLICANT: CAVILL 2012 IRREVOCABLE TR, MICHAEL J
LOCATION: 4161 BARLOW ROAD, SECTION 17, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-16 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating three residential lots

Attachments: [11646 Staff Report.pdf](#)

[11646 Town.pdf](#)

[11646 deed restriction report.pdf](#)

[11646 Map](#)

[11646 APP](#)

[11647](#)

PETITION: REZONE 11647
APPLICANT: S E N K HOLDINGS LLC
LOCATION: 4537 COUNTY HWY P, SECTION 3, TOWN OF CROSS PLAINS
CHANGE FROM: LC Limited Commercial District TO FP-B Farmland Preservation Business District
REASON: changing zoning to allow for the construction of a building for the storage and maintenance of farm equipment

Attachments: [11647 Staff Report.pdf](#)

[11647 Town.pdf](#)

[11647 Map.pdf](#)

[11647 APP.pdf](#)

CUP 2512

PETITION: CUP 02512
APPLICANT: JEFFREY L WEBBER
LOCATION: 9108 RIDGE DR, SECTION 29, TOWN OF PRIMROSE
CUP DESCRIPTION: 195' telecommunication tower (guyed)

- Attachments:** [CUP 2512 Staff Report](#)
[CUP 2512 Town](#)
[CUP 2512 CityScape RF Engineering Report](#)
[CUP 2512 Density](#)
[CUP 2512 APP](#)
[CUP 2512 Map](#)

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

CUP 2507

PETITION: CUP 2507
APPLICANT: DANIEL D SOMERS
LOCATION: 8752 W MINERAL POINT ROAD, SECTION 21, TOWN OF CROSS PLAINS
CUP DESCRIPTION: allow for the construction of a taller accessory building (16 feet mean elevation)

- Attachments:** [CUP 2507 Staff Update.pdf](#)
[CUP 2507 Town.pdf](#)
[CUP 2507 Map.pdf](#)
[CUP 2507 APP.pdf](#)

Legislative History

11/24/20	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by Kiefer, seconded by Doolan, to postpone the CUP due to no town action. The motion carried, 5-0. Passed

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

8. [2020 OA-034](#) AMENDING CHAPTER 12 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING ZONING FEES

Sponsors: BOLLIG

Attachments: [2020 OA-034](#)
[2020 OA-034 FISCAL NOTE](#)
[Sub 1 to 2020 OA-34 \(Proposed ZLR\)](#)

Legislative History

11/20/20 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

11/20/20 County Board referred to the Personnel & Finance Committee
This resolution was referred to the Personnel & Finance Committee

12/22/20 Zoning & Land Regulation Committee recommended for approval
A motion was made by KIEFER, seconded by SMITH, that the Ordinance be recommended for approval. The motion carried by the following vote: 5-0. Passed

1/4/21 Personnel & Finance Committee recommended for approval
A motion was made by CHENOWETH, seconded by ERICKSON, that the Ordinance be recommended for approval. The motion carried by a voice vote 7-0 (YGP 1-0). Passed

1/7/21 County Board re-referred to the Zoning & Land Regulation Committee
A motion was made by BOLLIG, seconded by PETERS, that the Ordinance be re-referred. to the Zoning & Land Regulation Committee and the Personnel and Finance Committee. The motion carried by a voice vote. Passed

1/14/21 County Board re-referred to the Personnel & Finance Committee
This resolution was re-referred to the Personnel & Finance Committee

I. Items Requiring Committee Action

J. Reports to Committee

[2020 RPT-669](#) Report of approved CSM's

Attachments: [Jan 2021](#)

K. Other Business Authorized by Law

L. Adjourn

Questions? Contact Roger Lane, Planning and Development Department, 266-4266,
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.