



# 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, March 23, 2021

6:30 PM

Remote Meeting

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**ZOOM meeting Webinar ID: 870 4847 9623**

The March 23, 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/webinar/register/WN\\_sbv7GwcvQzixX6k0F5YtiA](https://us02web.zoom.us/webinar/register/WN_sbv7GwcvQzixX6k0F5YtiA)

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: 870 4847 9623

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](mailto: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**

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

#### **C. Consideration of Minutes**

[2020 MIN-492](#) Minutes of the February 23, 2021 Zoning and Land Regulation Committee meeting

**Attachments:** [2-23-21 ZLR work meeting minutes.pdf](#)

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

[11657](#) PETITION: REZONE 11657  
APPLICANT: ROBERT P RIEGE  
LOCATION: NORTH OF 1002 NULAND ROAD, SECTION 33, TOWN OF DEERFIELD  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11657 Staff Report](#)  
[11657 Town](#)  
[11657 Sending Property Density](#)  
[11657 Nuland Road Frontage Map](#)  
[11657 Map](#)  
[11657 APP](#)

[11659](#) PETITION: REZONE 11659  
APPLICANT: PATRICK F ANNEN  
LOCATION: 286 CANAL ROAD, SECTION 2, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11659 Staff Report.pdf](#)  
[11659 Town.pdf](#)  
[11659 Density.pdf](#)  
[11659 Map](#)  
[11659 APP](#)

[11660](#)

PETITION: REZONE 11660  
APPLICANT: EUGENE C HENNING  
LOCATION: SOUTH OF 6413 HENNING ROAD, SECTION 5, TOWN OF MEDINA  
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District  
REASON: bring lands into compliance with dane county zoning ordinances and dane county land division regulations

**Attachments:** [11660 Staff Report.pdf](#)  
[11660 Town.pdf](#)  
[11660 Map.pdf](#)  
[11660 APP revised.pdf](#)

[11661](#)

PETITION: REZONE 11661  
APPLICANT: KRISTINE M STONE  
LOCATION: 3956 HOEPKER ROAD, SECTION 10, TOWN OF BURKE  
CHANGE FROM: GC General Commercial District TO GC General Commercial District  
REASON: amend zoning to remove existing deed restrictions on property

**Attachments:** [11661 Staff Report.pdf](#)  
[11661 Town.pdf](#)  
[11661 Map](#)  
[11661 APP](#)

[11662](#)

PETITION: REZONE 11662  
APPLICANT: RUSSELL D HARTMANN  
LOCATION: EAST OF 7517 LEE ROAD, SECTION 8, TOWN OF DANE  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating a 2.3-acre residential spot zone on a 40-acre property

**Attachments:** [11662 Staff Report.pdf](#)  
[11662 Easement Info.pdf](#)  
[11662 Density.pdf](#)  
[11662 Map](#)  
[11662 APP](#)

[11663](#)

PETITION: REZONE 11663  
APPLICANT: MONTE T MAIER  
LOCATION: 7113 KIPPLEY ROAD, SECTION 21, TOWN OF ROXBURY  
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2 Rural Residential District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11663 Staff Report.pdf](#)

[11663 Town.pdf](#)

[11663 Map](#)

[11663 APP](#)

[11664](#)

PETITION: REZONE 11664  
APPLICANT: BLECHINGER REV TR, SHARON M  
LOCATION: 6890 BREUNIG ROAD, SECTION 26, TOWN OF ROXBURY  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: separating existing residence from farmland

**Attachments:** [11664 Staff Report.pdf](#)

[11664 Town.pdf](#)

[11664 Density.pdf](#)

[11664 Map](#)

[11664 APP](#)

[11665](#)

PETITION: REZONE 11665  
APPLICANT: SKI LANE PROPERTIES LLC  
LOCATION: 2733 SKI LANE, SECTION 35, TOWN OF MADISON  
CHANGE FROM: SFR-1 Single Family Residential District TO TFR-08 Two Family Residential District  
REASON: create two residential lots for one or two family dwellings

**Attachments:** [11665 Staff Report.pdf](#)

[11665 Town.pdf](#)

[11665 Map](#)

[11665 APP](#)

[11666](#)

PETITION: REZONE 11666  
APPLICANT: MARK A BAKKEN  
LOCATION: 2541 DOOR CREEK ROAD, SECTION 18, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District  
REASON: creating two residential lots

**Attachments:** [11666 Staff Report.pdf](#)  
[11666 Town.pdf](#)  
[11666 Density](#)  
[11666 Shared Driveway Access Easement DCCO](#)  
[11666 Map](#)  
[11666 APP](#)

[11667](#)

PETITION: REZONE 11667  
APPLICANT: DARRELL AND LINDA ELLIFSON  
LOCATION: 12 EDGERTON ROAD, SECTION 34, TOWN OF ALBION  
CHANGE FROM: RR-4 Rural Residential District TO SFR-08 Single Family Residential District,  
RR-4 Rural Residential District TO RR-2 Rural Residential District, RR-4 Rural Residential  
District TO TDR-R Transfer of Development Rights Receiving Area Overlay District Receiving  
Area  
REASON: dividing an existing residential lot into two lots -  
transfer of development right

**Attachments:** [11667 Staff Report](#)  
[11667 Density TDR Sending Property](#)  
[11667 Map](#)  
[11667 Revised CSM \(lot 2 expand to over 1 acre\)](#)  
[11667 TDR Sending Agreement](#)  
[11667 APP](#)

[11668](#)

PETITION: REZONE 11668  
APPLICANT: GALAROWICZ REV LIVING TR, HELEN J  
LOCATION: 3784-3830 GALA WAY, SECTION 19, TOWN OF COTTAGE GROVE  
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-08 Single Family Residential  
District  
REASON: increase the size of 8 existing residential lots

**Attachments:** [11668 Staff Report.pdf](#)  
[11668 Map](#)  
[11668 APP](#)

[11669](#)

PETITION: REZONE 11669  
APPLICANT: ROBERT M DILLIS  
LOCATION: 1710 SPRING ROSE ROAD, SECTION 31, TOWN OF VERONA  
CHANGE FROM: RR-4 Rural Residential District TO RR-8 Rural Residential District, AT-35  
Agriculture Transition District TO RR-8 Rural Residential District  
REASON: increase the size of an existing residential lot

**Attachments:** [11669 Staff Report.pdf](#)

[11669 Town.pdf](#)

[11669 Map](#)

[11669 APP.pdf](#)

[02514](#)

PETITION: CUP 02514  
APPLICANT: MATTHEW ZUEHLKE  
LOCATION: 1331 COUNTY HWY D, SECTION 8, TOWN OF OREGON  
CUP DESCRIPTION: limited family business cup for a hvac contractor business

**Attachments:** [CUP 2514 Staff Report.pdf](#)

[CUP 2514 objection.pdf](#)

[CUP 2514 Map](#)

[CUP 2514 APP](#)

[02515](#)

PETITION: CUP 02515  
APPLICANT: KYLE RAASCH  
LOCATION: 1478 LAKE KEGONSA ROAD, SECTION 2, TOWN OF RUTLAND  
CUP DESCRIPTION: light industrial request within limited commercial

**Attachments:** [CUP 2515 Staff Report](#)

[CUP 2515 Town](#)

[CUP 2515 APP](#)

[CUP 2515 Map](#)

[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:** RATCLIFF and BOLLIG

**Attachments:** [OA 2020-016 staff memo Cottage Grove 2020 plan amendment update](#) ;  
[Updated Cottage Grove Comprehensive Plan Amendment 1-18-2021](#)  
[OA 2020-016 Staff Report](#)  
[Hampton letter regarding OA-016.pdf](#)  
[OA 2020-016](#)  
[Cottage Grove Comp Plan Community notice 9\\_2020](#)  
[Cottage Grove Plan Amendment document](#)  
[OA 2020-016 Letter of opposition](#)  
[Robert Williamson letter regarding OA-016](#)

**Legislative History**

9/4/20 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

10/27/20 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee  
A motion was made by KIEFER, seconded by SMITH, that the Ordinance be postponed to allow time to contact the County Supervisor of the district in order for her to comment on the proposed changes to the comprehensive plan. The motion carried by the following vote: 5-0 Passed

11/10/20 Zoning & Land Regulation Committee recommended for approval as amended  
Motion by PETERS, seconded by KIEFER to recommend approval of Ordinance Amendment OA-16 with the following amendment to the comprehensive plan revision:  
1. exclude the Neighborhood Development Area (TDR receiving area 1:8 transfer ratio), Southwest of Nora & Jargo Roads.

11/10/20 Zoning & Land Regulation Committee reconsidered  
A motion was made by PETERS, seconded by DOOLAN, to withdraw the motion to approve Ordinance Amendment OA-16. The motion carried by the following vote: 5-0. Passed

11/10/20 Zoning & Land Regulation Committee recommended for denial  
A motion was made by KIEFER, seconded by DOOLAN, that the Ordinance be recommended for denial. The motion carried by the following vote: 5-0. The Committee felt that the Town of Cottage Grove Comprehensive Plan should be reviewed and acted upon in its entirety, not just approving portions of the plan. Passed

11/19/20 County Board re-referred to the Zoning & Land Regulation Committee  
A motion was made by BOLLIG, seconded by RATCLIFF, that the Ordinance be re-referred. to the Zoning & Land Regulation Committee The motion carried by a voice vote. Passed

[2020 OA-048](#) ADOPTING AMENDMENTS TO THE TOWN OF CROSS PLAINS COMPREHENSIVE PLAN AS PART OF THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:** BOLLIG and DOOLAN

**Attachments:** [2020-OA-048 text.pdf](#)  
[2020 OA-48 staff memo Cross Plains .pdf](#)  
[resolution to amend land use plan 11.12.20.pdf](#)  
[Community notice.pdf](#)

**Legislative History**

1/8/21 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**

[11654](#) PETITION: REZONE 11654  
APPLICANT: AUSTIN A JACOBS (Rick Winch)  
LOCATION: 1961 COUNTY HWY PB, SECTION 26, TOWN OF VERONA  
CHANGE FROM: UTR Utility, Transportation and ROW District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO RR-2 Rural Residential District  
REASON: creating one residential lot

**Attachments:** [11654 Staff Update.pdf](#)  
[11654 Town.pdf](#)  
[11654 Map](#)  
[11654 APP](#)

**Legislative History**





[2020 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Sponsors:** RATCLIFF and BOLLIG

**Attachments:** [OA 2020-016 staff memo Cottage Grove 2020 plan amendment update](#) ;  
[Updated Cottage Grove Comprehensive Plan Amendment 1-18-2021](#)  
[OA 2020-016 Staff Report](#)  
[Hampton letter regarding OA-016.pdf](#)  
[OA 2020-016](#)  
[Cottage Grove Comp Plan Community notice 9\\_2020](#)  
[Cottage Grove Plan Amendment document](#)  
[OA 2020-016 Letter of opposition](#)  
[Robert Williamson letter regarding OA-016](#)

**Legislative History**

9/4/20 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

10/27/20 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee  
A motion was made by KIEFER, seconded by SMITH, that the Ordinance be postponed to allow time to contact the County Supervisor of the district in order for her to comment on the proposed changes to the comprehensive plan. The motion carried by the following vote: 5-0 Passed

11/10/20 Zoning & Land Regulation Committee recommended for approval as amended  
Motion by PETERS, seconded by KIEFER to recommend approval of Ordinance Amendment OA-16 with the following amendment to the comprehensive plan revision:  
1. exclude the Neighborhood Development Area (TDR receiving area 1:8 transfer ratio), Southwest of Nora & Jargo Roads.

11/10/20 Zoning & Land Regulation Committee reconsidered  
A motion was made by PETERS, seconded by DOOLAN, to withdraw the motion to approve Ordinance Amendment OA-16. The motion carried by the following vote: 5-0. Passed



*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.*