



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, June 22, 2021

6:30 PM

Remote Meeting

ZOOM Webinar Meeting ID: 874 4043 8651

The June 22, 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_tD5N6fUGSg2Zyy8302YM9Q

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: 874 4043 8651

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

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 ntwam qhov txheej txheem rau cov ntaub ntwav ntxiv.

A. Call to Order

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

C. Consideration of Minutes

[2021 MIN-121](#) Minutes of the June 8, 2021 Zoning & Land Regulation Committee meeting

Attachments: [6-08-21 ZLR work meeting minutes](#)

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

[11699](#) PETITION: REZONE 11699
APPLICANT: NATHAN J WAGNER
LOCATION: 8067 US HIGHWAY 14, SECTION 12, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO SFR-2 Single Family Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, SFR-1 Single Family Residential District TO SFR-2 Single Family Residential District
REASON: increasing the size of a residential lot and creating an agricultural lot

Attachments: [11699 Staff Report](#)
[11699 Town](#)
[11699 Map](#)
[11699 Frontage Variance App](#)
[11699 APP](#)

[11700](#) PETITION: REZONE 11700
APPLICANT: SCOTT G JELLE
LOCATION: 131 TYVAND ROAD, SECTION 35, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11700 Staff Report](#)
[11700 Town](#)
[11700 Map](#)
[11700 APP](#)

[11701](#)

PETITION: REZONE 11701
APPLICANT: BRUCE T GJERMO
LOCATION: 275 COUNTY HWY BB, SECTION 12, TOWN OF DEERFIELD
CHANGE FROM: RM-8 Rural Mixed-Use District TO RM-16 Rural Mixed-Use District, RR-1 Rural Residential District TO RR-2 Rural Residential District, RR-1 Rural Residential District TO RM-16 Rural Mixed-Use District, RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District, RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District
REASON: reconfiguring four existing residential lots

Attachments: [11701 Staff Report](#)

[11701 Town](#)

[11701 Map](#)

[11701 APP](#)

[11702](#)

PETITION: REZONE 11702
APPLICANT: DONALD V DAVEY
LOCATION: 8809 AIRPORT ROAD, SECTION 1, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District, UTR Utility, Transportation and ROW District TO FP-1 Farmland Preservation District
REASON: creating three new residential lots

Attachments: [11702 Staff Report](#)

[11702 Town](#)

[11702 Density](#)

[11702 Prelim CSM](#)

[11702 Map](#)

[11702 APP](#)

[11703](#)

PETITION: REZONE 11703
APPLICANT: AARYN AND KALI HANDEL
LOCATION: WEST OF 10132 MATHEWSON ROAD, SECTION 3, TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: creating one residential lot

Attachments: [11703 Staff Report](#)

[11703 Town](#)

[11703 Density](#)

[11703 Map](#)

[11703 APP](#)

[11704](#)

PETITION: REZONE 11704
APPLICANT: ZBIGNIEW AND MARTA STANEK
LOCATION: 1718 SPRING ROSE ROAD, SECTION 31, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: adding 2.5 acres to an existing residential lot

Attachments: [11704 Staff Report](#)

[11704 Town](#)

[11704 Map](#)

[11704 APP](#)

[11705](#)

PETITION: REZONE 11705
APPLICANT: KERSTEN FARMS LLC
LOCATION: 5344 STATE HIGHWAY 73, SECTION 22, TOWN OF MEDINA
CHANGE FROM: SFR-1 Single Family Residential District TO TFR-08 Two Family Residential District
REASON: zoning change to allow for proposed duplex use

Attachments: [11705 Staff Report](#)

[11705 Town](#)

[11705 Map](#)

[11705 APP](#)

[11706](#)

PETITION: REZONE 11706
APPLICANT: DONALD P & JO ANNE FAUST TRUST
LOCATION: 3952 COUNTY HWY JJ, SECTION 21, TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating the existing residence from the farmland and creating two new residential lots

Attachments: [11706 Staff Report](#)

[11706 Town](#)

[11706 density](#)

[11706 Map](#)

[11706 APP.pdf](#)

[11707](#)

PETITION: REZONE 11707
APPLICANT: JAMES E FAHEY
LOCATION: 6736 FRENCHTOWN ROAD, SECTION 23, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: separating existing residence and farm buildings from the farmland

Attachments: [11707 Staff Report](#)

[11707 Town](#)

[11707 density](#)

[11707 Map](#)

[11707 APP](#)

[11708](#)

PETITION: REZONE 11708
APPLICANT: DAVID LEEDER
LOCATION: 2801 WARNER LANE, SECTION 36, TOWN OF MADISON
CHANGE FROM: SFR-08 Single Family Residential District TO TFR-08 Two Family Residential District
REASON: bring property into compliance for existing duplex use

Attachments: [11708 Staff Report](#)

[11708 Town](#)

[11708 Map](#)

[11708 APP](#)

[11709](#)

PETITION: REZONE 11709
APPLICANT: TOWN OF PLEASANT SPRINGS
LOCATION: VARIOUS PARCELS THROUGHOUT TOWN, SECTION 3, TOWN OF PLEASANT SPRINGS
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-16 Rural Residential District
REASON: blanket rezone to new rr-16 and other districts for zoning compliance for size and use of affected properties

Attachments: [11709 Staff Report](#)

[11709 Town](#)

[11709 Parcel List](#)

[11709 Map](#)

[11709 APP](#)

[11710](#)

PETITION: REZONE 11710
APPLICANT: VINEY ACRES LLC
LOCATION: WEST OF 2173 NORA ROAD, SECTION 27, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating 3 residential lots and 2 agricultural lots

Attachments: [11710 Staff Report](#)
[11710 Density](#)
[11710 Map.pdf](#)
[11710 CSM map 5 27 2021.pdf](#)
[11710 APP.pdf](#)

[02520](#)

PETITION: CUP 02520
APPLICANT: KOREY A KAHL
LOCATION: 10016 US HWY 14, SECTION 23, TOWN OF BLACK EARTH
CUP DESCRIPTION: limited family business - construction company office/bathroom

Attachments: [CUP 2520 Staff Report](#)
[CUP 2520 Town](#)
[CUP 2520 Map](#)
[CUP 2520 APP](#)

[02521](#)

PETITION: CUP 02521
APPLICANT: JOHN AND JENNIFER BIBLER
LOCATION: 7979 STAGECOACH ROAD, SECTION 1, TOWN OF CROSS PLAINS
CUP DESCRIPTION: allow for the construction of a residential accessory building up to 16 feet tall

Attachments: [CUP 2521 Staff Report](#)
[CUP 2521 Town](#)
[CUP 2521 Map](#)
[CUP 2521 APP](#)

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

F. Plats and Certified Survey Maps

G. Resolutions

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@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.