



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, September 28, 2021

6:30 PM

Virtual meeting

Zoom Webinar Meeting ID: 897 4276 9184

The September 28, 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_hWe25YHYR3mlEwJ4xNX0og

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: 897 4276 9184

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-273](#) Minutes of the August 24, 2021 Zoning and Land Regulation Committee meeting

Attachments: [8-24-21 ZLR Public Hearing minutes.pdf](#)

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

[11733](#) PETITION: REZONE 11733
APPLICANT: MICHAEL MCEVILLY
LOCATION: EAST OF 3385 N STAR RD, SECTION 34, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-1 Farmland Preservation District TO GC General Commercial District
REASON: commercial rezone for building trade contractor operation condos

Attachments: [11733 Staff Report](#)
[11733 Site plan](#)
[11733 Town policies for commercial development area](#)
[11733 Map](#)
[11733 APP](#)

[11734](#) PETITION: REZONE 11734
APPLICANT: MINDY S WETZEL
LOCATION: NORTH OF 2410 STATE HIGHWAY 92, SECTION 18, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11734 Staff Report.pdf](#)
[11734 Town.pdf](#)
[11734 Map](#)
[11734 APP](#)

[11735](#) PETITION: REZONE 11735
APPLICANT: RICHARD AND JILL SUREK
LOCATION: 8449 AIRPORT ROAD, SECTION 4, TOWN OF MIDDLETON
CHANGE FROM: SFR-08 Single Family Residential District TO RR-4 Rural Residential District
REASON: consolidating existing residential lots

Attachments: [11735 Staff Report.pdf](#)
[11735 Town Action Report.pdf](#)
[11735 Map](#)
[11735 APP](#)

[11736](#) PETITION: REZONE 11736
APPLICANT: CRAIG AND KRISTI ZIEGLER
LOCATION: 5821 CUBA VALLEY ROAD, SECTION 32, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-35 Farmland Preservation District
REASON: remove deed restriction from property

Attachments: [11736 Staff Report.pdf](#)
[11736 Town Action Report.pdf](#)
[11736 Density.pdf](#)
[11736 Map](#)
[11736 APP](#)

[11737](#) PETITION: REZONE 11737
APPLICANT: BLUE HAVEN FARMS LLC
LOCATION: 5207 LINCOLN ROAD, SECTION 14, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District, FP-35 Farmland Preservation District TO RM-16 Rural Mixed-Use District
REASON: sale of 24.1 acres of farmland to neighbor

Attachments: [11737 Staff Report.pdf](#)
[11737 Town Action Report.pdf](#)
[11737 Map](#)
[11737 APP](#)

[11738](#) PETITION: REZONE 11738
APPLICANT: PAUL WILICHOWSKI AND ERIN HANOU
LOCATION: 5362 MAHOCKER ROAD, SECTION 19, TOWN OF
BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural
Mixed-Use District
REASON: separating existing residence from farmland

Attachments: [11738 Staff Report.pdf](#)
[11738 Town Action Report.pdf](#)
[11738 APP](#)
[11738 Map](#)

[11739](#) PETITION: REZONE 11739
APPLICANT: SOLON W PIERCE III
LOCATION: EAST OF 1475 COUNTY HWY BB, SECTION 18, TOWN
OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating two residential lots

Attachments: [11739 Staff Report.pdf](#)
[11739 Density.pdf](#)
[11739 Map](#)
[11739 APP](#)
[11739 Soil Suitability Map](#)

[11740](#) PETITION: REZONE 11740
APPLICANT: JON AND PEGGY SCHUMANN
LOCATION: 8039 CRYSTAL LAKE ROAD, SECTION 1, TOWN OF
ROXBURY
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1 Farmland
Preservation District, RM-16 Rural Mixed-Use District TO RR-4 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11740 Staff Report.pdf](#)
[11740 Town Action Report.pdf](#)
[11740 Map](#)
[11740 APP](#)

[11741](#)

PETITION: REZONE 11741
APPLICANT: MISHPACHA LLC
LOCATION: 2313 SUGAR RIVER ROAD, SECTION 20, TOWN OF VERONA
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District, RR-1 Rural Residential District TO RR-4 Rural Residential District, RR-1 Rural Residential District TO AT-35 Agriculture Transition District
REASON: separating existing residence from farmland

Attachments: [11741 Staff Update](#)
[11741 Existing driveway easement and agreement](#)
[11741 Town Action.pdf](#)
[DC Subdivision code shared driveway easement provisions](#)
[11741 Map](#)
[11741 APP](#)

[11742](#)

PETITION: REZONE 11742
APPLICANT: MEIER REV LIVING TR, ROGER J
LOCATION: 7616 AND 7628 MINERAL POINT ROAD, SECTION 20, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District
REASON: create 7 residential lots

Attachments: [11742 Staff ReportUPDATE.pdf](#)
[11742 Town Action Report.pdf](#)
[11742 MapUPDATE.pdf](#)
[11742 APP updated](#)

[11743](#)

PETITION: REZONE 11743
APPLICANT: AMY KIRNER & SCOTT FRIEDL
LOCATION: 3904 BIRCH TRAIL, SECTION 23, TOWN OF CROSS PLAINS
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural Residential District, RR-2 Rural Residential District TO FP-1 Farmland Preservation District
REASON: expanding an existing residential lot

Attachments: [11743 Staff Report.pdf](#)
[11743 Town Action Report](#)
[11743 Map](#)
[11743 APP](#)

[11744](#)

PETITION: REZONE 11744
APPLICANT: RON AND CATHERINE HASSLINGER
LOCATION: 2525 TOWER ROAD, SECTION 17, TOWN OF DUNN
CHANGE FROM: SFR-08 Single Family Residential District TO RR-2 Rural Residential District, RR-16 Rural Residential District TO RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11744 Staff Report](#)
[11744 Town Action Report.pdf](#)
[11744 Map](#)
[11744 APP](#)

[11745](#)

PETITION: REZONE 11745
APPLICANT: TOWN OF CROSS PLAINS
LOCATION: 8878 W MINERAL POINT RD, SECTION 21, TOWN OF CROSS PLAINS
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District, RR-2 Rural Residential District TO GC General Commercial District, FP-35 Farmland Preservation District TO HC Heavy Commercial District
REASON: town blanket rezone petition to correct minor changes in zoning map to ensure consistency with plan

Attachments: [11745 Town Action Report.pdf](#)
[11745 Town Action Report.pdf](#)
[11745 Deed Restriction documents](#)
[11745 Map](#)
[11745 APP](#)

[02531](#) PETITION: CUP 02531
APPLICANT: SHAW COURT REDEMPTION LLC
LOCATION: 3054 SHAW COURT, SECTION 5, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2531 Staff Report](#)
[CUP 2531 Town Action Report](#)
[CUP 2531 Map](#)
[CUP 2531 APP](#)

[02532](#) PETITION: CUP 02532
APPLICANT: GRENLIE IRREV TR, THOMAS R
LOCATION: SOUTH OF 3776 FORSHAUG ROAD, SECTION 26,
TOWN OF VERMONT
CUP DESCRIPTION: limited family business - therapist

Attachments: [CUP 2532 Staff Report.pdf](#)
[CUP 2532 Town Action Report.pdf](#)
[CUP 2532 Map](#)
[CUP 2532 APP](#)

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

Please note that a public hearing has already been held for the agenda items listed below. Additional testimony will not be taken on the items unless requested by the Committee members.

[11596](#) PETITION: REZONE 11596
APPLICANT: DIANA M NELSON
LOCATION: 4927 FELLAND ROAD, SECTION 35, TOWN OF BURKE
CHANGE FROM: RR-8 Rural Residential District TO RR-4 Rural
Residential District
REASON: division of an existing residential lot to create two smaller lots

Attachments: [11596 Staff Update](#)
[11596 Town Action \(updated\)](#)
[11596 LD-017 Variance Report.pdf](#)
[11596 Map](#)
[11596 APP](#)

Legislative History

G. Resolutions

4. [2021 RES-124](#) ACCEPTING FARMLAND PRESERVATION PLAN GRANT

Sponsors: SMITH, BOLLIG, EICHER, CHAWLA, DOWNING, JOERS, RATCLIFF and DOOLAN

Attachments: [2021 RES 124.pdf](#)
[2021 RES 124 -Fiscal Note.pdf](#)
[2021 RES-124 CONTRACT #14451](#)

Legislative History

8/20/21 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

8/20/21 County Board referred to the Personnel & Finance Committee
This resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

I. Items Requiring Committee Action

[2021 ACT-151](#) Site Plan Review for the relocation of a farm residence within the FP-35 Farmland Preservation Zoning District
Applicant: Todd Kluever (TK2 Enterprises)
Location: 1221 State Hwy 19, Section 8, Town of Medina

Attachments: [TK2 Enterprises site plan review, Sect 8, Medina.pdf](#)

[2021 ACT-154](#) Review of the 2022 ZLR Committee meeting schedule

Attachments: [2022 DRAFT ZLR Calendar.pdf](#)

J. Reports to Committee

