

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 ntawm qhov txheej txheem rau cov ntaub ntawv 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

<u>11733 Map</u> <u>11733 APP</u>

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

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

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

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

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 <u>02531</u> 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

10/27/20 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KIEFER, seconded by DOOLAN, to take up land

division

request 2020 LD-017 prior to acting on Petition 11596. The motion carried by a

voice vote.

A motion was made by KIEFER, seconded by SMITH, to postpone due to no

Town

action. The motion carried by the following vote: 5-0 Passed

11729 PETITION: REZONE 11729

APPLICANT: LOIS ANN WILLIAMS

LOCATION: 2069 WILLIAMS DRIVE, SECTION 29, TOWN OF

PLEASANT SPRINGS

CHANGE FROM: RR-2 Rural Residential District TO SFR-08 Single

Family Residential District

REASON: creating three residential lots

Attachments: 11729 Staff Update

11729 Town Action Report.pdf

11729 Map 11729 APP

11729 Response to Opposition.pdf

11729 Opposition - Olson.pdf

Pleasant Springs Land Use Element

Legislative History

8/24/21 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by SMITH, seconded by DOOLAN, that the Zoning Petition be postponed due to public opposition. The motion carried by the following

vote: 4-0. Passed

F. Plats and Certified Survey Maps

2021 LD-006 Preliminary Plat - Dairy Ridge Heights

Town of Verona

Staff recommends acceptance and schedule for future consideration

(conditional approval)

Attachments: acceptance

DAIRY RIDGE HEIGHTS PRE PLAT (8-11-21)

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

2021 RPT-306 Updated report of annual review of salvage yards

Staff recommends approval.

Attachments: 2020

2021 REPORT UPDATED

Comments - 2021 Salvage Yards Report

Town of Verona letter

8.25.21 letter

Dane County ZLR 08302021

Legislative History

8/24/21 Zoning & Land Regulation postponed to the Zoning & Land

Committee Regulation Committee

A motion was made by KIEFER, seconded by DOOLAN, that the renewal of the salvage yard licenses be postponed due to questions pertaining to DNR stormwater requirements. The motion carried by the following vote: 4-0.

Passed

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 hnub ua hauj lwm ua ntej yuav tuaj sib tham.