



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, October 26, 2021

6:30 PM

Virtual meeting

Zoom Webinar ID: 841 4005 1438

The October 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/webinar/register/WN_W0So5L8fRbK7GX4uzWJhnw

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: 841 4005 1438

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-386](#) Minutes of the October 21, 2021 Zoning and Land Regulation
Committee meeting

Attachments: [10-21-21 ZLR Work meeting minutes.pdf](#)

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

[11746](#) PETITION: REZONE 11746
APPLICANT: JOHN P ZIEGLER
LOCATION: 1256 US HIGHWAY 14, SECTION 7, TOWN OF
RUTLAND
CHANGE FROM: SFR-08 Single Family Residential District TO LC
Limited Commercial District
REASON: add additional land (residential) to lc (limited commercial)
zoning district.
CUP DESCRIPTION: CARETAKER'S RESIDENCE

Attachments: [11746 Staff Report.pdf](#)
[11746 Town Action.pdf](#)
[11746 Existing deed restriction tying 2 lots together.pdf](#)
[11746 Existing LC deed restriction.pdf](#)
[11746 Map](#)
[11746 APP](#)

[11747](#) PETITION: REZONE 11747
APPLICANT: BABLER REV TR, DAMION D & EMILY M
LOCATION: 288 PRIMROSE CENTER ROAD, SECTION 33, TOWN OF PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11747 Staff Report.pdf](#)
[11747 Town Action Report.pdf](#)
[11747 Density.pdf](#)
[11747 Map](#)
[11747 APP](#)

[11748](#) PETITION: REZONE 11748
APPLICANT: RANDY J BOLLIG
LOCATION: 1535 COUNTY HIGHWAY Z, SECTION 6, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District
REASON: creating one residential lot

Attachments: [11748 Staff Report](#)
[11748 Town Action Report](#)
[11748 Map](#)
[11748 APP](#)

[11749](#) PETITION: REZONE 11749
APPLICANT: ROGER HARTMANN
LOCATION: NW OF 7240 COUNTY HIGHWAY Y, SECTION 5, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: to facilitate the settling of the darlene hartmann estate

Attachments: [11749 Staff Report.pdf](#)
[11749 Density.pdf](#)
[11749 Map](#)
[11749 APP](#)

[11750](#) PETITION: REZONE 11750
APPLICANT: KEGONSA STORAGE LLC
LOCATION: SOUTH OF 1994 BARBER DRIVE, SECTION 26, TOWN OF DUNN
CHANGE FROM: PUD Planned Development District TO SFR-1 Single Family Residential District
REASON: change zoning to allow for the construction of a single-family residence

Attachments: [11750 Staff Report](#)
[11750 Town Action.pdf](#)
[11750 Site plan showing floodplain in green](#)
[11750 Restoration Plan](#)
[11750 Map](#)
[11750 APP](#)

[11751](#) PETITION: REZONE 11751
APPLICANT: OK ENTERPRISES LLC
LOCATION: 9664 LEE VALLEY ROAD, SECTION 25, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RM-8 Rural Mixed-Use District
REASON: separating existing residence from farmland

Attachments: [11751 Staff Report.pdf](#)
[11751 Town Action.pdf](#)
[11751 Density.pdf](#)
[11751 Map](#)
[11751 APP](#)

[11752](#) PETITION: REZONE 11752
APPLICANT: GALAROWICZ REV LIVING TR, HELEN J
LOCATION: EAST OF 3779 GALA WAY, SECTION 19, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: creating two agricultural lots

Attachments: [11752 Staff Report](#)
[11752 Town Action.pdf](#)
[11752 Map](#)
[11752 APP](#)

[11753](#)

PETITION: REZONE 11753
APPLICANT: RAPHAEL R GROB (RAY)
LOCATION: 525 COUNTY HIGHWAY BB, SECTION 11, TOWN OF DEERFIELD
CHANGE FROM: SFR-08 Single Family Residential District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO RR-8 Rural Residential District, FP-35 Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: separating the existing residence from the farmland and creating an agricultural lot

Attachments: [11753 Staff Report](#)
[11753 Town Action Report](#)
[11753 Density.pdf](#)
[11753 Map](#)
[11753 APP.pdf](#)

[11754](#)

PETITION: REZONE 11754
APPLICANT: SAALSAA BROS REAL ESTATE LLC
LOCATION: NORTH OF 2239 SPRING ROSE ROAD, SECTION 24, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-4 Rural Residential District,
REASON: creating one residential lot

Attachments: [11754 Staff Report.pdf](#)
[11754 Town Action Report.pdf](#)
[11754 Density.pdf](#)
[11754 Map](#)
[11754 APP](#)

[11755](#) PETITION: REZONE 11755
APPLICANT: ROBERT & LORRAINE SHILLINGSTAD
LOCATION: 6227 PURCELL ROAD, SECTION 6, TOWN OF OREGON
CHANGE FROM: RM-16 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: creating an agricultural lot

Attachments: [11755 Staff Report.pdf](#)
[11755 Town Action.pdf](#)
[11755 Map](#)
[11755 APP](#)

[11756](#) PETITION: REZONE 11756
APPLICANT: NORMAN & SUSAN PECK
LOCATION: 1184 OTTER LANE, SECTION 32, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: separating existing residence from the farmland

Attachments: [11756 Staff Report.pdf](#)
[11756 Town Action Report.pdf](#)
[11756 Density.pdf](#)
[11756 Map](#)
[11756 APP](#)

[11757](#) PETITION: REZONE 11757
APPLICANT: SHAMROCK FARMS (MARK FARRELL)
LOCATION: EAST OF 8665 BLUFF VALLEY ROAD, SECTION 27, TOWN OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District, RR-1 Rural Residential District TO FP-35 Farmland Preservation District
REASON: creating one residential lot and removing an existing rr-1 spot zone from property

Attachments: [11757 Staff Report](#)
[11757 Town Action Report.pdf](#)
[11757 Density](#)
[11757 Map](#)
[11757 APP](#)

[11758](#) PETITION: REZONE 11758
APPLICANT: SHAMROCK FARMS
LOCATION: EAST OF 5132 COUNTY HWY J, SECTION 31, TOWN
OF CROSS PLAINS
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: expanding existing residential lot

Attachments: [11758 Staff Report](#)
[11758 Town Action Report.pdf](#)
[11758 Map](#)
[11758 APP](#)

[11759](#) PETITION: REZONE 11759
APPLICANT: OLSONS BROWN SWISS FARM LLC
LOCATION: 10113 US HWY 14, SECTION 22, TOWN OF BLACK
EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO NR-C
Natural Resource Conservation District, FP-35 Farmland Preservation
District TO RM-16 Rural Mixed-Use District
REASON: Separating the existing residence from the farmland and
creating two conservancy lots

Attachments: [11759 Staff Report.pdf](#)
[11759 Town Action Report.pdf](#)
[11759 Density.pdf](#)
[11759 Map](#)
[11759 APP](#)

[11760](#) PETITION: REZONE 11760
APPLICANT: DANIEL MOWRY
LOCATION: 3070 KINNEY ROAD, SECTION 2, TOWN OF
PLEASANT SPRINGS
CHANGE FROM: RR-8 Rural Residential District TO TFR-08 Two
Family Residential District
REASON: expanding existing residential lot

Attachments: [11760 Staff Report](#)
[11760 Town Action Report](#)
[11760 Map](#)
[11760 APP](#)

[11761](#)

PETITION: REZONE 11761
APPLICANT: VINEY ACRES LLC
LOCATION: 1834 SCHADEL ROAD, SECTION 36, TOWN OF COTTAGE GROVE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District, RM-8 Rural Mixed-Use District TO RR-1 Rural Residential District, RM-8 Rural Mixed-Use District TO RR-2 Rural Residential District, RR-4 Rural Residential District TO FP-1 Farmland Preservation District, RM-8 Rural Mixed-Use District TO FP-1 Farmland Preservation District
REASON: creating two residential lots and one agricultural lot

Attachments: [11761 Staff Report.pdf](#)
[11761 Town Action.pdf](#)
[11761 Map](#)
[11761 APP](#)

[11762](#)

PETITION: REZONE 11762
APPLICANT: LEGION OF CHRIST INC
LOCATION: 493 BINGHAM ROAD, SECTION 25, TOWN OF ALBION
CHANGE FROM: AT-35 Agriculture Transition District TO RE Recreational District
REASON: creating a parking lot for boat trailer parking

Attachments: [11762 Staff Report](#)
[11762 Town Action.pdf](#)
[11762 Map](#)
[11762 APP](#)

02533

PETITION: CUP 02533
APPLICANT: 11ELEVEN LLC
LOCATION: 7069 APPLEWOOD DR., SECTION 27, TOWN OF
MIDDLETON
CUP DESCRIPTION: daycare center

Attachments:

[CUP 2533 Staff Report](#)
[CUP 2533 Town Action Report.pdf](#)
[CUP 2533 Map](#)
[CUP 2533 Neighborhood Map.pdf](#)
[CUP 2533 APP](#)
[CUP 2533 Additional Applicant Testimony.pdf](#)
[CUP 2533 Letters of Support.pdf](#)
[CUP 2533 Wolf Opposition letter.pdf](#)
[CUP 2533 VandeBerg Opposition letter.pdf](#)
[CUP 2533 Gulbrand Opposition letter.pdf](#)
[CUP 2533 Ross Opposition email](#)
[CUP 2533 Bubb Opposition email](#)
[CUP 2533 Huntsman Opposition letter.pdf](#)
[CUP 2533 Houlihan Opposition letter.pdf](#)
[CUP 2533 Finch Opposition letter.pdf](#)
[CUP 2533 Houlihan Opposition letter 2.pdf](#)
[CUP 2533 Lanning Opposition letter.pdf](#)
[CUP 2533 Steves Opposition letter.pdf](#)
[CUP 2533 Brunner Opposition letter.pdf](#)
[CUP 2533 Applewood Opposition letter.pdf](#)
[CUP 2533 DiPiazza Opposition letter.pdf](#)
[CUP 2533 Jordan Opposition email.pdf](#)
[CUP 2533 Trost Opposition letter.pdf](#)
[CUP 2533 Reeder Opposition letter.pdf](#)
[CUP 2533 Calvin Opposition email.pdf](#)
[CUP 2533 Rust Opposition email.pdf](#)
[CUP 2533 Knezevic Opposition email.pdf](#)
[CUP 2533 Vreeland Opposition letter.pdf](#)

[02534](#) PETITION: CUP 02534
APPLICANT: JOHN P ZIEGLER
LOCATION: 1256 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND
CUP DESCRIPTION: CARETAKER'S RESIDENCE

Attachments: [CUP 2534 Staff Report.pdf](#)
[CUP 2534 Town Action.pdf](#)
[CUP 2534 Map](#)
[CUP 2534 APP](#)

[02535](#) PETITION: CUP 02535
APPLICANT: HOWVIEW LLC
LOCATION: 4073 N PLEASANT VIEW RD., SECTION 15, TOWN OF MIDDLETON
CUP DESCRIPTION: daycare center

Attachments: [CUP 2535 Staff Report](#)
[CUP 2535 Map](#)
[CUP 2535 APP](#)

[02536](#) PETITION: CUP 02536
APPLICANT: GERARD XAVIER
LOCATION: 3056 SHAW COURT, SECTION 5, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2536 Staff Report.pdf](#)
[CUP 2536 Town Action Report.pdf](#)
[CUP 2536 Map](#)
[CUP 2536 APP](#)

[02537](#) PETITION: CUP 02537
APPLICANT: DUSTIN MAHER
LOCATION: 7537 FALLEN OAK DR., SECTION 29, TOWN OF MIDDLETON
CUP DESCRIPTION: transient or tourist lodging -vrbo

Attachments: [CUP 2537 Staff Report](#)
[CUP 2537 Neighborhood Opposition letter.pdf](#)
[CUP 2537 Trost Opposition letter.pdf](#)
[CUP 2537 Map](#)
[CUP 2537 APP](#)

[02538](#)

PETITION: CUP 02538
APPLICANT: VALERIE AHL & TIMOTHY ALLEN
LOCATION: 4321 STATE ROAD 138, SECTION 8, TOWN OF RUTLAND
CUP DESCRIPTION: agriculture entertainment activities occurring 10 days or more per calendar year

Attachments: [CUP 2538 Staff Report](#)
[CUP 2538 Town Action Report](#)
[CUP 2538 Applicant response to concerns](#)
[CUP 2538 Map](#)
[CUP 2538 Site Plan](#)
[CUP 2538 Business Plan](#)
[CUP 2538 Written Support \(Rogowski\)](#)
[CUP 2538 Written Opposition \(Sears\)](#)
[CUP 2538 WI DSPS Wedding Barn Information](#)
[CUP 2538 APP](#)

[02539](#)

PETITION: CUP 02539
APPLICANT: STACEY BEAN
LOCATION: 2782 WHITE CROSSING ROAD, SECTION 7, TOWN OF VERONA
CUP DESCRIPTION: attached accessory dwelling unit-above garage in-law suite

Attachments: [CUP 2539 Staff Report](#)
[CUP 2539 Map](#)
[CUP 2539 APP](#)

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

F. Plats and Certified Survey Maps

[2021 LD-005](#)

Hartman proposed 1-lot Certified Survey map (Land Division Waiver)
Town of Dane
Staff recommends approval

Attachments: [Report](#)
[Hartmann-Balber Variance](#)

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.