



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, December 28, 2021

6:30 PM

Virtual meeting

ZOOM Webinar ID: 889 3456 6456

The December 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_BK_XjbBYTm6rHrCYw1Hg2w

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: 889 3456 6456

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-517](#) Minutes of the December 14, 2021 Zoning and Land Regulation Committee meeting

Attachments: [12-14-21 ZLR Work meeting minutes.pdf](#)

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

[11766](#) PETITION: REZONE 11766
APPLICANT: HOTTMANN INVESTMENTS INC
LOCATION: 9860 BLACKHAWK ROAD, SECTION 16, TOWN OF MIDDLETON
CHANGE FROM: AT-5 Agriculture Transition District TO SFR-08 Single Family Residential District
REASON: reconfiguring 3 existing residential lots

Attachments: [11766 Staff Report](#)
[11766 Town Action Report](#)
[11766 Map](#)
[11766 APP](#)

[11767](#) PETITION: REZONE 11767
APPLICANT: CATHY ANN RASMUSSEN
LOCATION: 147 COUNTY HWY BB, SECTION 12, TOWN OF DEERFIELD
CHANGE FROM: SFR-08 Single Family Residential District TO RR-1 Rural Residential District, FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: expand existing residential lot

Attachments: [11767 Staff Report](#)
[11767 Town Action Report](#)
[11767 Map](#)
[11767 APP](#)

[11768](#) PETITION: REZONE 11768
APPLICANT: WILLIAM F MCCHESENEY
LOCATION: 7053 MADIGAN ROAD, SECTION 20, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11768 Staff Report](#)
[11768 Town Action Report](#)
[11768 Map](#)
[11768 APP](#)

[11769](#) PETITION: REZONE 11769
APPLICANT: MARY OLSON
LOCATION: 5470 MISSOURI ROAD, SECTION 23, TOWN OF MEDINA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural Residential District, RR-2 Rural Residential District TO RR-8 Rural Residential District
REASON: expand existing residential lot

Attachments: [11769 Staff Report](#)
[11769 Town Action Report](#)
[11769 Map](#)
[11769 APP](#)

[11770](#) PETITION: REZONE 11770
APPLICANT: ROBERT P SHANAHAN
LOCATION: 3315 NELSON ROAD, SECTION 24, TOWN OF BURKE
CHANGE FROM: RR-2 Rural Residential District TO RR-1 Rural Residential District, SFR-1 Single Family Residential District TO RR-2 Rural Residential District
REASON: reconfiguring existing residential lots

Attachments: [11770 Staff Report](#)
[11770 Town Action Report](#)
[11770 Map](#)
[11770 APP](#)

[11771](#)

PETITION: REZONE 11771
APPLICANT: TODD ELLIOTT
LOCATION: 3900 AMBER LANE, SECTION 19, TOWN OF DEERFIELD
CHANGE FROM: SFR-1 Single Family Residential District TO RR-1 Rural Residential District
REASON: changing zoning district to allow for a larger accessory building to be constructed

Attachments: [11771 Staff Report](#)
[11771 Town Action Report](#)
[11771 Map](#)
[11771 APP](#)

[11772](#)

PETITION: REZONE 11772
APPLICANT: TOWN OF VERONA
LOCATION: PROPERTIES NORTH OF CROSS COUNTRY ROAD, SECTION 8, TOWN OF VERONA
CHANGE FROM: RR-1, RR-2, and RR-4 Rural Residential District TO SFR-1 and SFR-2 Single Family Residential District
REASON: town initiated blanket rezone of various properties will better accommodate existing land uses and provide more consistency amongst surrounding neighborhood and with the town/county comprehensive plan

Attachments: [11772 Staff Report](#)
[11772 Town Action Report](#)
[11772 Email in support - Steuck.pdf](#)
[11772 Map](#)
[11772 APP](#)

[11773](#) PETITION: REZONE 11773
APPLICANT: BARBARA GRENLIE
LOCATION: EAST OF 9973 GREENWALD ROAD, SECTION 26,
TOWN OF VERMONT
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District, RR-2 Rural Residential District TO RR-4 Rural
Residential District
REASON: expand existing residential lot

Attachments: [11773 Staff Report](#)
[11773 Town Action Report](#)
[11773 Map](#)
[11773 APP](#)

[11774](#) PETITION: REZONE 11774
APPLICANT: JASON W JASKULA
LOCATION: 76 HILLSIDE ROAD AND SURROUNDING PROPERTIES,
SECTION 36, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RM-16
Rural Mixed-use District
REASON: expanding existing residential lot

Attachments: [11774 Staff Report](#)
[11774 Density Study](#)
[11774 Map](#)
[11774 APP Revised](#)

[11775](#) PETITION: REZONE 11775
APPLICANT: SMITHA CHINTAMANENI / LYNCH ESTATE
LOCATION: 5926 COUNTY HWY CV, SECTION 8, TOWN OF
BURKE
CHANGE FROM: GC General Commercial District, RR-8 Rural
Residential District TO HC Heavy Commercial District
REASON: consolidate zoning to allow for commercial development

Attachments: [11775 Staff Report](#)
[11775 City of Madison Letter](#)
[11775 Site Plan](#)
[11775 Premier Golf Facility Rendering](#)
[11775 Madison Future Land Use Map](#)
[11775 Map](#)
[11775 APP](#)

[11776](#) PETITION: REZONE 11776
APPLICANT: JAMES AESCHBACH
LOCATION: 4480 DAHMEN PASS, SECTION 10, TOWN OF CROSS
PLAINS
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, RR-4 Rural Residential District TO
RM-16 Rural Mixed-Use District
REASON: expand existing residential lot

Attachments: [11776 Staff Report](#)
[11776 Town Action Report](#)
[11776 Access Easement](#)
[11776 Map](#)
[11776 APP](#)

[11777](#) PETITION: REZONE 11777
APPLICANT: MELVIN F SHOTLIFF JR
LOCATION: 791 US HWY 14, SECTION 19, TOWN OF RUTLAND
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District
REASON: creating one residential lot

Attachments: [11777 Staff Report](#)
[11777 Town Action Report](#)
[11777 Prelim CSM](#)
[11777 Map Updated](#)
[11777 APP](#)

[11778](#) PETITION: REZONE 11778
APPLICANT: TIMOTHY AND CHERYL KRAUSSE
LOCATION: 117 COUNTY HWY N, SECTION 32, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11778 Staff Report](#)
[11778 Town Action Report](#)
[11778 Density Study](#)
[11778 Map](#)
[11778 APP](#)

[11779](#)

PETITION: REZONE 11779
APPLICANT: WARREN AND MARY ANN OLSEN
LOCATION: 6466 SUNSET DRIVE, SECTION 36, TOWN OF VERONA
CHANGE FROM: RR-2 Rural Residential District TO MFR-08
Multi-Family Residential District
REASON: creating a condominium plat for 4 single-family houses on
one lot

Attachments: [11779 Staff Report](#)

[11779 Town Action Report](#)

[11779 Map](#)

[11779 APP](#)

[11780](#)

PETITION: REZONE 11780
APPLICANT: MARY & GARRET HANDEL
LOCATION: NORTH OF 5133 JOHN WILKINSON ROAD, SECTION
29, TOWN OF BLACK EARTH
CHANGE FROM: FP-35 Farmland Preservation District TO RR-8 Rural
Residential District, RR-4 Rural Residential District TO RR-8 Rural
Residential District, RR-4 Rural Residential District TO FP-1 Farmland
Preservation District, FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District
REASON: expanding existing residential lot

Attachments: [11780 Staff Report](#)

[11780 Town Action Report - Postpone](#)

[11780 Map](#)

[11780 Email in Opposition - Vine.pdf](#)

[11780 Email in Opposition - Wood.pdf](#)

[11780 APP](#)

[11781](#) PETITION: REZONE 11781
APPLICANT: DEER CREEK SPORT & CONSERVATION CLUB INC
LOCATION: 8475 MILLER ROAD, SECTION 10, TOWN OF
PRIMROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RE
Recreational District
REASON: change zoning district to allow for the expansion of the
existing shooting range

Attachments: [11781 Staff Report](#)
[11781 Email in support - Herfel](#)
[11781 Map](#)
[11781 APP](#)

[02547](#) PETITION: CUP 02547
APPLICANT: DEER CREEK SPORTSMANS CLUB
LOCATION: 8475 MILLER ROAD, SECTION 10, TOWN OF
PRIMROSE
CUP DESCRIPTION: outdoor entertainment and indoor active
recreation (shooting range and club house rental for events)

Attachments: [CUP 2547 Staff Report](#)
[CUP 2547 Email in support - Herfel](#)
[CUP 2547 Map](#)
[CUP 2547 APP](#)

[02546](#) PETITION: CUP 02546
APPLICANT: JEKY GOLF LLC
LOCATION: 3730 MANISTEE WAY, SECTION 29, TOWN OF
MIDDLETON
CUP DESCRIPTION: outdoor active recreation (swimming pool, tennis
courts, pickle ball courts) and outdoor entertainment (outdoor seating
for bar/restaurant)

Attachments: [CUP 2546 Staff Report](#)
[CUP 2546 Town Action Report](#)
[CUP 2546 Map](#)
[CUP 2546 APP](#)

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

[2021 LD-012](#) Preliminary Plat - Meier Farm
Town of Middleton
Staff recommends conditional approval

Attachments: [conditional approval](#)
[21-26](#)
[Meier Farm Preliminary Plat 2021.09.07](#)

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.