



# 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, February 22, 2022

6:30 PM

Virtual meeting

---

**ZOOM Webinar ID: 940 9478 4464**

The February 22, 2022 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://zoom.us/webinar/register/WN\\_6SwGzIK2QYqLvAcEkKUj9g](https://zoom.us/webinar/register/WN_6SwGzIK2QYqLvAcEkKUj9g)

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: 940 9478 4464

If you want to submit a written comment for this meeting, or send handouts for committee members, please send them to [plandev@countyofdane.com](mailto: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-638](#) Minutes of the February 8, 2022 Zoning and Land Regulation  
Committee meeting

**Attachments:** [2-08-22 ZLR Work Meeting Minutes.pdf](#)

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

[11797](#) PETITION: REZONE 11797  
APPLICANT: NORBERT REPKA  
LOCATION: 2014 MANHATTAN DRIVE, SECTION 28, TOWN OF  
VERONA  
CHANGE FROM: RR-4 Rural Residential District TO SFR-1 Single  
Family Residential District  
REASON: creating 3 residential lots

**Attachments:** [11797 Staff Report.pdf](#)  
[11797 Town Action Report.pdf](#)  
[11797 APP](#)  
[11797 Map](#)  
[11797 Letter of Opposition - Keen.pdf](#)  
[11797 Letter of Opposition - Wilson.pdf](#)  
[11797 Letter of Opposition - Ambler.pdf](#)

[11798](#)

PETITION: REZONE 11798  
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:** [11798 Staff Report.pdf](#)  
[11798 Density.pdf](#)  
[11798 Map](#)  
[11798 APP](#)

[11799](#)

PETITION: REZONE 11799  
APPLICANT: LEE STILWELL  
LOCATION: 1730 BEACH ROAD, SECTION 36, TOWN OF VERONA  
CHANGE FROM: RM-16 Rural Mixed-Use District TO MFR-08  
Multi-Family Residential District  
REASON: creating a condominium plat for 4 single-family houses on  
one lot

**Attachments:** [11799 Staff Report REVISED 2022-02-17.pdf](#)  
[11799 Town.pdf](#)  
[11799 Condo Plat.pdf](#)  
[11799 Shared driveway easement checklist.pdf](#)  
[11799 Easement.pdf](#)  
[11799 Map](#)  
[11799 APP](#)

[11800](#)

PETITION: REZONE 11800  
APPLICANT: CRAIG & RENAE SHERVEN  
LOCATION: THE SOUTHWEST CORNER AND THE WEST SIDE OF THE US 51 AND MAHONEY ROAD INTERSECTION, SECTION 16, TOWN OF DUNN  
CHANGE FROM: SFR-1 Single Family Residential District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO RR-4 Rural Residential District, FP-35 Farmland Preservation District TO NR-C Natural Resource Conservation District, FP-1 Farmland Preservation District TO NR-C Natural Resource Conservation District  
REASON: separating the existing residence from the farmland and rezoning the remaining lands for conservation purposes

**Attachments:** [11800 Staff Report](#)  
[11800 Town Action Report](#)  
[11800 Map](#)  
[11800 APP](#)

[11801](#)

PETITION: REZONE 11801  
APPLICANT: ALEXANDER COMPANY  
LOCATION: LOTS 7, 8, 9, 10, 11, 12 NOVATION CAMPUS, SECTION 36, TOWN OF MADISON  
CHANGE FROM: GC General Commercial District TO PUD Planned Development District  
REASON: allowing a 5-foot street setback for various lots in the novation campus development

**Attachments:** [11801 Staff Report](#)  
[11801 Town Action Report](#)  
[11801 Email in opposition.pdf](#)  
[11801 General Development Plan \(GDP\)](#)  
[11801 Southdale Plan Map](#)  
[11801 Map](#)  
[11801 APP](#)

[11802](#)

PETITION: REZONE 11802  
APPLICANT: DAVID ACE  
LOCATION: 6732 HENRY ROAD, SECTION 14, TOWN OF  
MONTROSE  
CHANGE FROM: RR-4 Rural Residential District TO HAM-M Hamlet  
Mixed-Use District, HAM-R Hamlet Residential District TO HAM-M  
Hamlet Mixed-Use District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11802 Staff Report.pdf](#)  
[11802 Town Action Report.pdf](#)  
[11802 APP](#)  
[11802 Map](#)

[11803](#)

PETITION: REZONE 11803  
APPLICANT: DONALD V DAVEY  
LOCATION: EAST OF 8054 BURR OAK TRAIL, 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 residential lots

**Attachments:** [11803 Staff Report](#)  
[11803 Town Action Report](#)  
[11803 Density](#)  
[11803 Map](#)  
[11803 APP](#)

[02553](#)

PETITION: CUP 02553  
APPLICANT: JEFFREY L WEBBER  
LOCATION: 9108 RIDGE DR, SECTION 29, TOWN OF PRIMROSE  
CUP DESCRIPTION: 195' telecommunication tower (self-support lattice)

**Attachments:** [CUP 2553 Staff Report](#)  
[CUP 2553 RF Engineering Report](#)  
[CUP 2553 Tower photo simulations](#)  
[CUP 2553 Site and construction plans 12-10-2021](#)  
[CUP 2553 Density](#)  
[CUP 2553 Map](#)  
[CUP 2553 APP](#)

[02554](#)

PETITION: CUP 02554  
APPLICANT: DAVID & CLAUDIA ANDERSON  
LOCATION: 2402 ROBERT STREET, SECTION 9, TOWN OF DUNKIRK  
CUP DESCRIPTION: expansion of an existing daycare center from 50 children to 100 children

**Attachments:** [CUP 2554 Staff Report](#)  
[CUP 2554 Map](#)  
[CUP 2554 APP](#)

[02555](#)

PETITION: CUP 02555  
APPLICANT: MADISON CRUSHING & EXCAVATING INC  
LOCATION: 3262 NELSON ROAD, SECTION 24, TOWN OF BURKE  
CUP DESCRIPTION: temporary concrete batch plant for airport expansion project

**Attachments:** [CUP 2555 Staff Report](#)  
[CUP 2555 Revised project description Feb 17.pdf](#)  
[CUP 2555 Revised site plan Feb 17.pdf](#)  
[CUP 2555 City of Madison Letter](#)  
[CUP 2555 Map](#)  
[CUP 2555 APP](#)  
[CUP 2555 Letter of Opposition - Kong.pdf](#)  
[CUP 2555 Letter of Opposition - Beutel.pdf](#)

[2021 OA-058](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING THE DEFINITION OF A “DAY CARE CENTER.”

**Sponsors:** KIEFER and DOOLAN

**Attachments:** [2021 OA-058](#)  
[2021 OA-58 Email Summary](#)  
[2021 OA-058 Staff Memo](#)

**Legislative History**

11/19/21 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

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

**F. Plats and Certified Survey Maps**

**G. Resolutions**

[2021 RES-379](#) AMENDING CONTRACT 14520 BETWEEN AYRES ASSOCIATES AND DANE COUNTY

**Sponsors:** BOLLIG

**Attachments:** [2021 RES-379](#)  
[2021 RES-379 FISCAL NOTE](#)

**Legislative History**

2/18/22 County Board referred to the Zoning & Land Regulation Committee  
This resolution was referred to the Zoning & Land Regulation Committee

2/18/22 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**

**J. Reports to Committee**

## K. Other Business Authorized by Law

## L. Adjourn

Questions? Contact Planning and Development Staff, 266-4266, or [plandev@countyofdane.com](mailto: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.*