



Dane County

Meeting Agenda - Final-revised

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 25, 2022

6:30 PM

Hybrid Meeting: Attend in person at the City
County Building in Room 354; or Attend virtually
via Zoom.

See below for additional instructions on how to attend the meeting and provide public testimony.

The October 25, 2022 Zoning & Land Regulation Committee meeting will be a hybrid meeting. Members of the public can either attend in person or virtually via Zoom.

The public can attend in person at the City County Building, Room 354 (210 Martin Luther King Jr. Blvd, Madison). OR

The public can access the meeting virtually 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_bMkKzq2xTEKFTwBYjOCBkg

This link will be active until the end of the meeting.

To join the meeting by phone, dial-in using the following toll-free phone number:

1-888-788-0099

When prompted, enter the following Webinar ID: 938 0573 8741

PROCESS TO PROVIDE PUBLIC COMMENT:

IN PERSON: Any members of the public wishing to register to speak on/support/oppose an agenda item can register in person at the meeting using paper registration forms. **IT IS HIGHLY ENCOURAGED TO REGISTER VIA THE ZOOM LINK ABOVE EVEN IF YOU PLAN ON ATTENDING IN PERSON.**

In person registrations to provide public comment will be accepted throughout the meeting.

VIRTUAL: 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).

Virtual registrations to provide public comment will be accepted until 30 minutes prior to the beginning of the meeting.

In order to testify (provide public comment) virtually, you must be in attendance at the meeting via Zoom or phone, you will then either be unmuted or promoted to a panelist and provided time to speak to the body.

If you want to submit a written comment for this meeting, or send handouts for board members, please send them to: plandev@countyofdane.com

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

[2022 MIN-364](#) Minutes of the October 19, 2022 Zoning and Land Regulation Committee meeting

Attachments: [10-19-22 ZLR Meeting Minutes.pdf](#)

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

[11888](#) PETITION: REZONE 11888
APPLICANT: OREGON, TOWN OF
LOCATION: EAST OF 5900 COUNTY HWY A, SECTION 19, TOWN OF OREGON
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District
REASON: expanding cemetery

Attachments: [11888 Staff Report](#)
[11888 Town Action](#)
[11888 Map](#)
[11888 App](#)

[11890](#) PETITION: REZONE 11890
APPLICANT: SCOTT AND SARA STOLTENBERG
LOCATION: EAST OF 6924 SAM ROAD, SECTION 3, TOWN OF DANE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural Residential District
REASON: creating one residential lot

Attachments: [11890 Staff Report.pdf](#)
[11890 Town Action.pdf](#)
[11890 Map](#)
[11890 App](#)

[11891](#) PETITION: REZONE 11891
APPLICANT: TIMOTHY AND ELIZABETH PIERCE
LOCATION: 3480 COUNTY HIGHWAY JG, SECTION 27, TOWN OF VERMONT
CHANGE FROM: RR-2 Rural Residential District TO FP-35 Farmland Preservation District, FP-35 Farmland Preservation District TO RR-2 Rural Residential District
REASON: Shifting an existing residential spot zone to the north end of the property

Attachments: [11891 Staff Report](#)
[11891 Town Action](#)
[11891 Site Plan](#)
[11891 Map](#)
[11891 App](#)

[11892](#) PETITION: REZONE 11892
APPLICANT: SALLY STUESSY
LOCATION: FRENCHTOWN ROAD WEST OF 6227 COUNTY
HIGHWAY D, SECTION 19, TOWN OF OREGON
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District, FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District, FP-35 Farmland Preservation District
TO FP-1 Farmland Preservation District
REASON: create new residential lot with 3-lot csm

Attachments: [11892 Staff Report](#)
[11892 Town Action](#)
[11892 Map](#)
[11892 App](#)

[11893](#) PETITION: REZONE 11893
APPLICANT: MIKE LAUFENBERG
LOCATION: 3128 K&R ROAD, SECTION 5, TOWN OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO LC Limited
Commercial District
REASON: allow for contractor and building trade businesses

Attachments: [11893 Staff Report](#)
[11893 Town Action](#)
[11893 Map](#)
[11893 App](#)

[11894](#) PETITION: REZONE 11894
APPLICANT: SANDRA L JENSEN
LOCATION: EAST OF EXISTING HOME ON 3180 BURKE RD,
SECTION 24, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-1 Rural
Residential District
REASON: creating two residential lots

Attachments: [11894 Staff Report](#)
[11894 Town Action](#)
[11894 Revised CSM](#)
[11894 Map](#)
[11894 App](#)

[11895](#)

PETITION: REZONE 11895
APPLICANT: STEVEN DORSHORST
LOCATION: NORTH OF 4257 SMITH DR, SECTION 7, TOWN OF DEERFIELD
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11895 Staff Report](#)
[11895 Town Action](#)
[11895 Density \(subject property\)](#)
[11895 Density \(TDR Sending Property\)](#)
[11895 Map](#)
[11895 APP](#)

[11896](#)

PETITION: REZONE 11896
APPLICANT: GROUNDSWELL CONSERVANCY INC (MIKE FOY)
LOCATION: 10440 LAWS DRIVE, SECTION 21, TOWN OF MAZOMANIE
CHANGE FROM: FP-1 Farmland Preservation District TO RR-8 Rural Residential District
REASON: combine lots for residential use

Attachments: [11896 Staff Report](#)
[11896 Town Action](#)
[11896 Density - Bushnell](#)
[11896 Density - Laws](#)
[11896 Map](#)
[11896 APP](#)

[11897](#) PETITION: REZONE 11897
APPLICANT: KARL AND CARI DAHL
LOCATION: EAST OF 3637 EARLWYN ROAD, SECTION 26, TOWN OF COTTAGE GROVE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-1 Rural Residential District
REASON: creating one residential lot

Attachments: [11897 Staff Report](#)
[11897 Town Action](#)
[11897 Rezone map cul-de-sac](#)
[11897 Density](#)
[11897 Map](#)
[11897 APP](#)

[11898](#) PETITION: REZONE 11898
APPLICANT: STEVEN & PAUL WOLFE
LOCATION: SOUTH OF 7613 STATE HWY 73, SECTION 9, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11898 Staff Report](#)
[11898 Town Action](#)
[11898 Density - Bertz](#)
[11898 Wetland Delineation](#)
[11898 Map](#)
[11898 APP](#)

[11899](#) PETITION: REZONE 11899
APPLICANT: STEVEN & PAUL WOLFE
LOCATION: 7663 STATE HIGHWAY 73, SECTION 4, TOWN OF YORK
CHANGE FROM: FP-35 Farmland Preservation District TO FP-B Farmland Preservation Business District
REASON: separating existing residence from farmland

Attachments: [11899 Staff Report](#)
[11899 Town Action](#)
[11899 App](#)
[11899 Map](#)

[11900](#)

PETITION: REZONE 11900
APPLICANT: UNITED COOPERATIVE
LOCATION: 841 LONDON ROAD, SECTION 28, TOWN OF DEERFIELD
CHANGE FROM: HC Heavy Commercial District TO MI Manufacturing and Industrial District
REASON: bring property into compliance with current zoning requirements for an existing land use

Attachments: [11900 Staff Report](#)
[11900 Town Action](#)
[11900 Staff Report](#)
[11900 Map](#)
[11900 App](#)

[02574](#)

PETITION: CUP 02574
APPLICANT: SNIDER FARM LLC (ROGER SNIDER)
LOCATION: 8326 COMMUNITY ROAD, SECTION 23, TOWN OF PRIMROSE
CUP DESCRIPTION: limited farm business - electrical contractor

Attachments: [CUP 2574 Staff Report](#)
[CUP 2574 Town Action](#)
[CUP 2574 Map](#)
[CUP 2574 APP](#)

[02575](#)

PETITION: CUP 02575
APPLICANT: JACKIE R KALTENBERG
LOCATION: 1379 HIMSEL RD, SECTION 3, TOWN OF MONTROSE
CUP DESCRIPTION: single family residential in a commercial zoning district

Attachments: [CUP 2575 Staff Report](#)
[CUP 2575 Town Action](#)
[CUP 2575 Map](#)
[CUP 2575 APP](#)

[02576](#)

PETITION: CUP 02576
APPLICANT: BRIAN AND MONIQUE BILLINGS
LOCATION: 2396 COUNTY ROAD AB, SECTION 14, TOWN OF DUNN
CUP DESCRIPTION: transient or tourist lodging

Attachments: [CUP 2576 Staff Report](#)
[CUP 2576 Town Action](#)
[CUP 2576 Public comment - Rossman](#)
[CUP 2576 Map](#)
[CUP 2576 APP](#)

[02578](#)

PETITION: CUP 02578
APPLICANT: BRETT LUNDE
LOCATION: 1576 SPRING ROAD, SECTION 3, TOWN OF DUNKIRK
CUP DESCRIPTION: 195' self-support communication tower

Attachments: [CUP 2578 Staff Report](#)
[CUP 2578 Photo Simulations](#)
[CUP 2578 Supplement - Updated Notarized Sworn Statement](#)
[CUP 2578 Supplement - Updated FAA No Hazard Determination](#)
[CUP 2578 Supplement - Notice to Other Carriers](#)
[CUP 2578 Supplement - Updated Construction Drawings and Site Plan \(](#)
[CUP 2578 APP](#)
[CUP 2578 Map](#)

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

[11874](#)

PETITION: REZONE 11874
APPLICANT: HAHN LIVING TR
LOCATION: NORTH OF 6480 SCHUMACHER RD., SECTION 28,
TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: creating one residential lot

- Attachments:** [11874 Staff Update](#)
[11874 Town Action](#)
[11874 Density](#)
[11874 Map](#)
[11874 APP](#)

Legislative History

9/20/22	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by BOLLIG, seconded by MCGINNITY, that the Zoning
Petition be postponed due to opposition. The motion carried by the following
vote: 4-0. Passed

[11879](#)

PETITION: REZONE 11879
APPLICANT: SCHOEPP INCOME TR
LOCATION: 4600 GARFOOT ROAD, SECTION 4, TOWN OF CROSS
PLAINS
CHANGE FROM: FP-1 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

- Attachments:** [11879 Staff Update](#)
[11879 Town Action](#)
[11879 Map](#)
[11879 APP](#)

Legislative History

9/20/22	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MCGINNITY, seconded by RATCLIFF, that the Zoning
Petition be postponed due to no town action. The motion carried by the following
vote: 4-0. Passed

[11882](#) PETITION: REZONE 11882
APPLICANT: HOEL-ORVICK FAMILY IRREV TR
LOCATION: 5978 PORTAGE ROAD, SECTION 10, TOWN OF BURKE
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11882 Staff Update](#)
[11882 Town Action](#)
[11882 Map](#)
[11882 APP](#)

Legislative History

9/20/22 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by BOLLIG, seconded by RATCLIFF, that the Zoning
Petition be postponed due to no town action. The motion carried by the following
vote: 4-0. Passed

F. Plats and Certified Survey Maps

[2022 LD-011](#) Preliminary Plat - Glacier's Trail
Town of Middleton
Acceptance and schedule for future consideration.

Attachments: [acceptance](#)
[map](#)
[Glaciers Trail - Preliminary](#)
[GlaciersTrailMiddletonSection32](#)

[2022 LD-012](#) Todd Wolf Certified Survey Map
Town of Rutland

Attachments: [Staff Memo \(Wolf CSM\)](#)
[Draft CSM](#)
[Wolf CSM Deed Restriction](#)
[map](#)
[History](#)
[Wolf Parcel Status Determination 2002](#)
[Wolf CSM - 2007 Town of Rutland meeting minutes](#)

G. Resolutions

H. Ordinance Amendment

[2022 OA-023](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: RATCLIFF and ENGELBERGER

Attachments: [2022 OA-023 Cottage Grove Comp Plan Amendment](#)
[Map-16_Future-Land-Use_adopted-7.5.22](#)
[Town-Board-Ordinance-Adopting-Comp-Plan-Update_Revised-6.29.22](#)
[Comprehensive-Plan_Vision-and-Directions_Adopted-7.5.22_no-maps](#)
[Comprehensive-Plan_Conditions-Issues_Adopted-7.5.22_no-maps](#)
[2022 OA-023 Staff Memo](#)

Legislative History

8/19/22 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

[2022 OA-024](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF MEDINA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: MGINNITY, WEIGAND and ENGELBERGER

Attachments: [2022 OA-024 Medina Comp Plan Amendment](#)
[Medina Comprehensive Plan 8_2022.pdf](#)
[05-11-2022 town Mtg Min APPROVED](#)
[Town Resolution](#)
[2022 OA-024 Staff Memo](#)

Legislative History

8/19/22 County Board referred to the Zoning & Land Regulation Committee
This resolution was referred to the Zoning & Land Regulation Committee

I. Items Requiring Committee Action

[2022 DISC-022](#) Review the 2023 Zoning and Land Regulation Committee meeting schedule

Attachments: [2023 ZLR Meeting schedule - Working.pdf](#)

J. Reports to Committee

[2022 RPT-094](#) FARMLAND PRESERVATION PLAN UPDATE

Attachments: [ZLR_2022_10_25_FPP_update.pdf](#)
[ZLR_2022_06_14_update.pdf](#)

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.