



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, November 15, 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 November 15, 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_InEkdADATj24BlEm4jypw

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

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-386](#) Minutes of the October 25, 2022 Zoning and Land Regulation Committee meeting

Attachments: [10-25-22 ZLR Public Hearing Minutes.pdf](#)

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

[11901](#)

PETITION: REZONE 11901
APPLICANT: DIANNE ROELKE
LOCATION: SOUTH OF 5706 OLD HIGHWAY 78, SECTION 15,
TOWN OF MAZOMANIE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
Residential District, UTR Utility, Transportation and ROW District TO
RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11901 Staff Report](#)
[11901 Town Action](#)
[11902 Density Study](#)
[11901 Map](#)
[11901 App](#)

[11902](#)

PETITION: REZONE 11902
APPLICANT: STRIKE EAGLE LLC
LOCATION: WEST OF 8712 ZAHLER DRIVE, SECTION 27, TOWN
OF SPRINGDALE
CHANGE FROM: AT-35 Agriculture Transition District TO RR-2 Rural
Residential District, AT-35 Agriculture Transition District TO RR-1
Rural Residential District
REASON: creating two residential lots

Attachments: [11902 Staff Report](#)
[11902 Town Action](#)
[11902 Zahler concept plan June 2019](#)
[11902 Map](#)
[11902 App](#)

[11903](#)

PETITION: REZONE 11903
APPLICANT: DD ACRES LLC
LOCATION: 5590 EASY STREET, SECTION 33, TOWN OF VIENNA
CHANGE FROM: FP-35 Farmland Preservation District TO FP-1
Farmland Preservation District, FP-35 Farmland Preservation District
TO RM-8 Rural Mixed-Use District
REASON: separate existing residence and farm buildings from
farmland

Attachments: [11903 Staff Report](#)
[11903 Town Action](#)
[11903 Density Study](#)
[11903 Map](#)
[11903 App](#)

[11904](#)

PETITION: REZONE 11904
APPLICANT: DIANE KARLS ESTATE (AUDREY PRIEVE)
LOCATION: 7906 GLUTH ROAD, SECTION 5, TOWN OF DANE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11904 Staff Report](#)
[11904 Town Action](#)
[11904 Density Study](#)
[11904 Map](#)
[11904 App](#)

[11905](#)

PETITION: REZONE 11905
APPLICANT: OREGON FARM LTD PARTNERSHIP
LOCATION: 1264, 1275, 1276 LATHERS ROAD AND LANDS TO SOUTH, SECTION 10, TOWN OF OREGON
CHANGE FROM: AT-35 Agriculture Transition District TO SFR-2 Single Family Residential District, RM-8 Rural Mixed-Use District TO SFR-2 Single Family Residential District, RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District, AT-35 Agriculture Transition District TO RR-4 Rural Residential District, SFR-08 Single Family Residential District TO SFR-1 Single Family Residential District
REASON: create two new residential lots and modify other lot boundaries

Attachments: [11905 Staff Report](#)
[11905 Town Action](#)
[11905 Density Study](#)
[11905 Map](#)
[11905 App](#)

[11906](#)

PETITION: REZONE 11906
APPLICANT: KUHL JT IRREV LIVING TR, ROBERT M & ALTHEA C
LOCATION: 5260 TOWER LINE ROAD, SECTION 26, TOWN OF MEDINA
CHANGE FROM: RM-8 Rural Mixed-Use District TO RR-4 Rural Residential District
REASON: creating two residential lots

Attachments: [11906 Staff Report](#)
[11906 Town Action](#)
[11906 Density Study](#)
[11906 Revised CSM](#)
[11906 Map](#)
[11906 App](#)

[11907](#)

PETITION: REZONE 11907
APPLICANT: KEVIN SKADAHL & ANNA HINCHLEY-SKADAHL
LOCATION: 2709 CLEAR VIEW RD, SECTION 10, TOWN OF
CHRISTIANA
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11907 Staff Report](#)
[11907 Density Study](#)
[11907 Map](#)
[11907 App](#)

[11908](#)

PETITION: REZONE 11908
APPLICANT: D SOMMERFELD PROPERTY LLC
LOCATION: 331-335 N. NINE MOUND RD, SECTION 16, TOWN OF
VERONA
CHANGE FROM: LC Limited Commercial District TO GC General
Commercial District
REASON: change zoning to allow for a hair salon business

Attachments: [11908 Staff Report](#)
[11908 Town Action](#)
[11908 City of Verona zoning excerpt](#)
[11908 Map](#)
[11908 App](#)

[02577](#)

PETITION: CUP 02577
APPLICANT: REGENT OF UNIV OF WIS 310 PETERSON BLDG
LOCATION: 3725 SCHNEIDER DRIVE, SECTION 27, TOWN OF
DUNN
CUP DESCRIPTION: solar array electric generating facility - 15 acres

Attachments: [CUP 2577 Staff Report](#)
[CUP 2577 Town Action](#)
[CUP 2577 Distance to homes buffer](#)
[CUP 2577 Terrain Elevation Map](#)
[CUP 2577 Decommissioning Plan UW Kegonsa 2022-11-01](#)
[CUP 2577 Supplemental and Updated Documents](#)
[CUP 2577 Map](#)
[CUP 2577 App](#)
[CUP 2577 Public comment in opposition - Martinson](#)
[CUP 2577 Public comment in opposition - Ace](#)
[CUP 2577 Public petition in opposition](#)
[CUP 2577 Public comment in opposition - Pertzborn](#)
[CUP 2577 Public comment in opposition - Tiedt](#)

[2022 OA-030](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING THE DANE COUNTY FARMLAND
PRESERVATION PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN.

Sponsors: DOOLAN, ENGELBERGER and SMITH

Attachments: [2022 OA-30 ordinance text.pdf](#)
[FPP 11 Farmland Preservation Plan Map.pdf](#)
[Farmland Preservation Plan 2022 DRAFT Volume I POLICIES.pdf](#)
[Farmland Preservation Plan 2022 DRAFT Volume II AG INVENTORY.pc](#)
[FPP Maps - Other.pdf](#)
[FPP 2022 Appendix 1 SURVEY RESULTS.pdf](#)
[FPP 2022 Appendix 2 SURVEY INSTRUMENTS AND RAW DATA .pdf](#)
[DaneCertOrderLetter20221028.pdf](#)
[Community notice.pdf](#)
[November 15, 2022 Newspaper Notice- for FPP plan amendments.pdf](#)
[Testimony from William Haack.pdf](#)

Legislative History

9/23/22 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

[11871](#)

PETITION: REZONE 11871
APPLICANT: GARY L BAUMGARTNER
LOCATION: 9808 CTH A, SECTION 23, TOWN OF PERRY
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural
Residential District
REASON: separating existing residence from farmland

Attachments: [11871 Staff Update.pdf](#)
[11871 Revised CSM.pdf](#)
[11871 Town Action.pdf](#)
[11871 Density.pdf](#)
[11871 Map](#)
[11871 App](#)
[11871 DW Easement.pdf](#)

Legislative History

9/20/22 Zoning & Land Regulation Committee postponed to the Zoning & Land
Regulation Committee
A motion was made by RATCLIFF, seconded by MCGINNITY, that the Zoning
Petition be postponed until such time as the lot is reconfigured. The motion
carried by the following vote: 4-0 Passed

F. Plats and Certified Survey Maps

G. Resolutions

H. Ordinance Amendment

[2022 OA-030](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE DANE COUNTY FARMLAND PRESERVATION PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN.

Sponsors: DOOLAN, ENGELBERGER and SMITH

Attachments: [2022 OA-30 ordinance text.pdf](#)
[FPP 11 Farmland Preservation Plan Map.pdf](#)
[Farmland Preservation Plan 2022 DRAFT Volume I POLICIES.pdf](#)
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Legislative History

9/23/22 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 ACT-175](#) Site Plan Review for the relocation of a farm residence within the FP-35 Farmland Preservation Zoning District
Applicant: David and Tammie Smithback
Location: 2671 Straus Drive, Section 12, Town of Pleasant Springs

Attachments: [Site Plan Review, Smithback, Sec 12, Pleasant Springs.pdf](#)
[Smithback proposal](#)

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.