



Dane County

Meeting Agenda - Final-revised

Zoning & Land Regulation Committee

Tuesday, January 27, 2015

7:00 PM

City - County Building, ROOM 201
210 Martin Luther King Jr. Blvd., Madison

ROOM CHANGE City - County Building, ROOM 201
210 Martin Luther King Jr. Blvd., Madison

A. Call to Order

B. Public comment for any item not listed on the agenda

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

[10787](#)

PETITION: REZONE 10787
APPLICANT: BORNITZKE TRUST
LOCATION: 6685 COUNTY HIGHWAY TT, SECTION 28, TOWN OF YORK
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: separating existing residence from farmland

Attachments:

[10787 staff.pdf](#)

[10787 town action.pdf](#)

[10787 density.pdf](#)

[10787 Map.pdf](#)

[10787 App.pdf](#)

[10788](#) PETITION: REZONE 10788
APPLICANT: TERESA M WITMER-KEAN
LOCATION: 9175 SPRING VALLEY ROAD, SECTION 20, TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District and RH-4 Rural Homes District
REASON: creating one residential lot and separating house from the farmland

Attachments: [10788 staff.pdf](#)
[10788 town action.pdf](#)
[10788 density.pdf](#)
[10788 Map.pdf](#)
[10788 App.pdf](#)

[10789](#) PETITION: REZONE 10789
APPLICANT: BRETT MARSH
LOCATION: 3883 OBSERVATORY ROAD, SECTION 21, TOWN OF CROSS PLAINS
CHANGE FROM: RH-2 Rural Homes District TO LC-1 Limited Commercial District
REASON: compliance for landscaping business on a portion of a parcel

Attachments: [10789-CUP 2305 staff.pdf](#)
[10789 Town.pdf](#)
[10789 Map.pdf](#)
[10789-CUP 2305 App.pdf](#)

[CUP 2305](#) PETITION: CUP 2305
APPLICANT: BRETT MARSH
LOCATION: 3883 OBSERVATORY ROAD, SECTION 21, TOWN OF CROSS PLAINS
CUP DESCRIPTION: Allow business owner's residence on LC-1 zoned property

Attachments: [10789-CUP 2305 staff.pdf](#)
[10789 Town.pdf](#)
[CUP 2305 Map.pdf](#)
[CUP 2305 App.pdf](#)

[10791](#) PETITION: REZONE 10791
APPLICANT: RF FARMS LLC
LOCATION: 2567 STATE HIGHWAY 92, SECTION 13, TOWN OF
BLUE MOUNDS
CHANGE FROM: A-1EX Agriculture District TO LC-1 Limited
Commercial District
REASON: allow storage for general contracting company

Attachments: [10791 staff.pdf](#)
[10791 town action.pdf](#)
[10791 Springdale comments.pdf](#)
[10791 Map.pdf](#)
[10791 App.pdf](#)

[10792](#) PETITION: REZONE 10792
APPLICANT: VIKE INVESTMENT GROUP LLC
LOCATION: EAST OF 3418 OLD STAGE ROAD, SECTION 36, TOWN
OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating 4 residential lots

Attachments: [10792 staff.pdf](#)
[10792 density.pdf](#)
[10792 town action.pdf](#)
[10792 Map.pdf](#)
[10792 App.pdf](#)

[10793](#) PETITION: REZONE 10793
APPLICANT: STEVEN L FRAME
LOCATION: EAST OF 3625 RYAN ROAD, SECTION 30, TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: creating two residential lots

Attachments: [10793 staff.pdf](#)
[10793 density.pdf](#)
[10793 Town.pdf](#)
[10793 Map 1.pdf](#)
[10793 Map 2.pdf](#)
[10793 Revised CSM.pdf](#)
[10793 town plan siting policies.pdf](#)
[10793 App.pdf](#)

[10794](#) PETITION: REZONE 10794
APPLICANT: ROBY LYNNE ROGERS
LOCATION: 1445 KRABY ROAD, SECTION 6, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District and A-4 Agriculture District
REASON: creating one residential lot and two small agriculture lots

Attachments: [10794 staff.pdf](#)
[10794 density.pdf](#)
[10794 Town.pdf](#)
[10794 Map 1.pdf](#)
[10794 Map 2.pdf](#)
[10794 App.pdf](#)

[10795](#) PETITION: REZONE 10795
APPLICANT: HERFEL LIVING TR
LOCATION: EAST OF 1969 LOCUST DRIVE, SECTION 27, TOWN OF VERONA
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District
REASON: create parcel for acquisition by Verona Area School District

Attachments: [10795 staff.pdf](#)
[10795 Town.pdf](#)
[10795 Map.pdf](#)
[10795 App.pdf](#)
[10795 news article on VASD land purchases.pdf](#)

[10796](#) PETITION: REZONE 10796
APPLICANT: ZACH VANGORDEN
LOCATION: 9262 MOEN ROAD, SECTION 19, TOWN OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [10796 staff.pdf](#)
[10796 density.pdf](#)
[10796 Map.pdf](#)
[10796 App.pdf](#)

[10804](#) PETITION: REZONE 10804
APPLICANT: LINNERUD FARMS LTD PARTNERSHIP
LOCATION: WESTERLY CORNER OF COUNTY HIGHWAY B AND COUNTRY CLUB ROAD INTERSECTION, SECTION 31, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-3 Agriculture District TO RE-1 Recreational District
REASON: compliance for existing structures and/or land uses-Veteran's Memorial Park

Attachments: [10804-CUP 2303 staff.pdf](#)
[10804 town action.pdf](#)
[10804 CUP 2303 Map.pdf](#)
[10804 App.pdf](#)

[CUP 2303](#) PETITION: CUP 2303
APPLICANT: LINNERUD FARMS LTD PARTNERSHIP
LOCATION: WESTERLY CORNER OF COUNTY HIGHWAY B AND
COUNTRY CLUB ROAD INTERSECTION, SECTION 31, TOWN OF
PLEASANT SPRINGS
CUP DESCRIPTION: VETERAN'S MEMORIAL PARK

Attachments: [10804-CUP 2303 staff.pdf](#)
[10804-CUP 2303 town action.pdf](#)
[10804 CUP 2303 Map.pdf](#)
[10804-CUP 2303 App.pdf](#)

[CUP 2297](#) PETITION: CUP 2297
APPLICANT: ST JOSEPH'S VENTURES LLC
LOCATION: 1906 W. BELTLINE HWY, SECTION 34, TOWN OF
MADISON
CUP DESCRIPTION: cell tower

Attachments: [CUP 2297 Staff.pdf](#)
[CUP 2297 staff analysis.pdf](#)
[CUP 2297 Town.pdf](#)
[CUP 2297 Map.pdf](#)
[CUP 2297 Tower Photo Simulations.pdf](#)
[02297 App.pdf](#)

[CUP 2298](#) PETITION: CUP 2298
APPLICANT: MIRNA PAREDES
LOCATION: 1010 FIEDLER LANE UNIT 20, SECTION 35, TOWN OF
MADISON
CUP DESCRIPTION: daycare

Attachments: [CUP 2298 Staff.pdf](#)
[Wisc Stat 66.1017.pdf](#)
[Family Child Care Licensing.pdf](#)
[CUP 2298 Map.pdf](#)
[CUP 2298 Staff spanish.pdf](#)
[02298 App.pdf](#)

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

The committee contemplates a closed session for purposes of conferring with legal counsel for the governmental body who will be rendering oral or written advice concerning strategy to be adopted with respect to litigation in which the County of Dane is or is likely to become involved. The authority for a closed session for such purposes is s. 19.85(1)(g), Stats.

CUP 2291

PETITION: CUP 2291

APPLICANT: WISCONSIN ELECTRIC POWER / ENBRIDGE ENERGY

LOCATION: 5635 CHERRY LANE, SECTION 14, TOWN OF MEDINA

CUP DESCRIPTION: pumping station for an existing petroleum pipeline

Attachments:

[CUP 2291 Staff Update.pdf](#)

[CUP 2291 Town.pdf](#)

[Corp Counsel opinion Dec 4 2014.pdf](#)

[Enbridge Jan 6 letter to ZLR.pdf](#)

[DOT contingency plan approval.pdf](#)

[EnbridgePosition_re_FinancialSurety_EIS_2014-11-25.pdf](#)

[Email from Pardee WDNR.pdf](#)

[WDNR Letter to Rock County Dec 23 2014-2.pdf](#)

[Corp Counsel opinion on Pipeline Safety Act.pdf](#)

[EEP Q3 2014 10Q.PDF](#)

[Enbridge Letter to ZLR 11-06-2014.pdf](#)

[CUP 2291 Map.pdf](#)

[CUP 2291 Map 2.pdf](#)

[GHG-Tar Sands-Enbridge-Memo to DCBd5.pdf](#)

[Enbridge FERC Financial Report 2013 Yr End \(2\).pdf](#)

[CUP 2291 Sound Study.pdf](#)

[2291 letter from Enbridge re bonding requirement.pdf](#)

[CUP 2291 Enbridge Presentation.pdf](#)

[Madison 350 Request to ZLR.pdf](#)

[CUP 2291 Letters of opposition.pdf](#)

[CUP 2291 Letters of support.pdf](#)

[2291 App.pdf](#)

[NAS Oil Sands Report.pdf](#)

Legislative History

10/28/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
11/11/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

F. Plats and Certified Survey Maps

2014 LD-056 Windsor Blue (final plat) - Town of Windsor, Section 30
(16 lots, 10.77 acres)
Staff recommends conditional approval.

Attachments: conditional approval letter to ZLR.pdf
Windsor Blue Plat Review 092314.pdf
aerial.pdf
09-037 WINDSOR BLUE 1-14-15.pdf

[2014 LD-058](#) RF Farms proposed 2-lot CSM, Waiver application
Town of Blue Mounds, Section 13

Attachments: [2014_aerial.pdf](#)
[content.pdf](#)

G. Resolutions

H. Ordinance Amendment

[2014 OA-059](#) AMENDING CH. 82, INCORPORATING THE TOWN OF MAZOMANIE
COMPREHENSIVE PLAN

Sponsors: WUEST, MILES and DOWNING

Attachments: [StaffMemoMazomanie.pdf](#)
[14-82 Mazomanie.pdf](#)
[Land Plan Revision approved10132014.pdf](#)
[CoverMemo.pdf](#)

Legislative History

11/21/14	County Board	referred to the Zoning & Land Regulation Committee
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J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

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.