



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, October 14, 2014

7:00 PM

City - County Building, ROOM 351
210 Martin Luther King Jr. Blvd., Madison

A. Call to Order

Chair Miles called the meeting to order at 7:06pm in Room 351.

Youth Governance in Attendance: Wilke, Boyce, and Wilson.

Staff in Attendance: Everson, Kodl, Lane, and Violante.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

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

No comments made by the public.

C. Consideration of Minutes

[2014](#)
[MIN-347](#)

Minutes of the September 9, 2014 Zoning and Land Regulation
Committee Meeting

Attachments: [09-09-14 ZLR minutes.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Minutes of the
September 9th meeting be approved. The motion carried by a voice vote. Youth
Governance: 3-0.

[2014](#)
[MIN-348](#)

Minutes of the September 23, 2014 Zoning and Land Regulation
Committee Meeting

Attachments: [09-23-14 ZLR minutes.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Minutes of the
September 23rd meeting be approved. The motion carried by a voice vote. Youth
Governance: 3-0.

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

10720

PETITION: REZONE 10720
APPLICANT: KARL R DETTMANN
LOCATION: EAST OF 4204 COUNTY HIGHWAY P, SECTION 15,
TOWN OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating three residential lots plus one lot for an existing
residence

Attachments: [10720 Staff Update.pdf](#)
[10720 Revised CSM.pdf](#)
[10720 Town.pdf](#)
[10720 Density Study.pdf](#)
[10720 Map.pdf](#)
[10720 Ord Amend.pdf](#)

A motion was made by KOLAR, seconded by BOLLIG, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-1. Youth Governance: 3-0.

1. The 0.9-acre shall be amended to the zoning district classification of A-2(4).
2. The proposed lot 2 area shall be amended to the zoning district classification of RH-1.
3. The proposed lot 3 area shall be amended to the zoning district classification of RH-2.
4. The petitioner shall record a shared driveway agreement pursuant to DCCO 75.19 for the benefit of Lot 2 & 3.

Ayes: 4 - BOLLIG,KOLAR,MILESandSALOV

Noes: 1 - MATANO

[10754](#)

PETITION: REZONE 10754
APPLICANT: BEAR TREE FARMS INC
LOCATION: SOUTH OF 4083 WINDSOR ROAD, SECTION 28, TOWN OF WINDSOR
CHANGE FROM: A-3 Agriculture District TO R-2 Residence District, A-1EX Agriculture District TO R-2 Residence District, A-2 Agriculture District TO R-2 Residence District, A-1EX Agriculture District TO B-1 Local Business District, A-3 Agriculture District TO RE-1 Recreational District
REASON: Creating a 340-lot residential subdivision

Attachments: [10754 Staff Update.pdf](#)
[10754 Town.pdf](#)
[10754 Map.pdf](#)
[10754 enviro corr.pdf](#)
[10754 Zoning Map.pdf](#)
[10754 Prelim Plat.pdf](#)
[10754 Wetland Report.pdf](#)
[10754 App.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, that the Zoning Petition be postponed. The motion carried by a voice vote. Youth Governance: 3-0.

E. Plats and Certified Survey Maps

[2014 LD-036](#) Final Plat - Truax Phase 2, City of Madison
(8 lots, 16.96 acres)
Staff recommends certification of non-objection.

Attachments: [aerial.pdf](#)
[27291 Truax Phase 2_0001.PDF](#)

Motion by Bollig, seconded by Matano to certify the plat with no objections. The motion carried by a voice vote. Youth Governance: 3-0.

[2014 LD-037](#) Final Plat - Hawk's Valley, City of Madison
(101 lots, 34 acres)
Staff recommends certification of non-objection.

Attachments: [aerial.pdf](#)
[27294 Hawks Valley_0001.PDF](#)
[27294 Hawks Valley_0002.PDF](#)

Motion by Bollig, seconded by Kolar to certify the plat with no objections. The motion carried by a voice vote. Youth Governance: 3-0.

[2014 LD-038](#) Preliminary Plat of Windsor Blue, Town of Windsor, Section 30
(16 lots, 10.77 acres)
Acceptance of application and schedule for a future consideration
pursuant to established committee policy.

Attachments: [acceptance letter to ZLR.pdf](#)
[aerial.pdf](#)
[Windsor Blue Plat Review 092314.pdf](#)
[09-037 WINDSOR BLUE PRELIMINARY PLAT 12-18-13.pdf](#)

Motion by Kolar, seconded by Bollig accept the preliminary plat. The motion
carried by a voice vote. Youth Governance: 3-0.

F. Resolutions

[2014
RES-330](#) 2015 DANE COUNTY OPERATING BUDGET APPROPRIATIONS
RESOLUTION

Sponsors: Supervisor PERTL, Supervisor ERICKSON, Supervisor GILLIS, Supervisor
O'LOUGHLIN and Supervisor STUBBS

Attachments: [2014 RES-330.pdf](#)
[Amnds for Exec 10-16-14.pdf](#)

Supervisor Hendrick requested that an amendment be introduced and supported
by the ZLR Committee for the 2015 budget that would increase operating
expenditures by \$40,000 to plan and coordinate restoration of county hydric soils
into wetlands. Proposal was introduced at EANR as budget amendment EANR-3.

[2014
RES-331](#) 2015 DANE COUNTY CAPITAL BUDGET APPROPRIATIONS
RESOLUTION

Sponsors: Supervisor PERTL, Supervisor ERICKSON, Supervisor GILLIS, Supervisor
O'LOUGHLIN and Supervisor STUBBS

Attachments: [2014 RES-331.pdf](#)

Zoning Administrator Lane expressed concerns with regards to a decision item
under the General Fund budget, GENL-CNTY-3 Sale of CCB Space. The proposal
is to sell third floor space in the City-County Building to the City of Madison. A
portion of the third floor space is current being used by the Planning and
Development Department to store 60 years of historic land use records. Lane
requested that the Planning and Development space be excluded from the space
being sold.

G. Ordinance Amendment

H. Other Business Authorized by Law

[2014
FTR-062](#) FUND TRANSFER REQUEST - PLANNING & DEVELOPMENT
STORAGE SHELVING

Attachments: [FundTransfer_Shelving_2014.pdf](#)

A motion was made by SALOV, seconded by MATANO, that the Fund Transfer be approved. The motion carried by a voice vote. Youth Governance: 3-0.

[2014
PRES-088](#) Review of the 2015 Dane County Register of Deeds Budget

Attachments: [ROD statement.pdf](#)
[2015 Register of Deeds Budget.pdf](#)

No changes reported from the 2014 Budget.

[2014
PRES-089](#) Review of the 2015 Dane County Planning and Development
Department Budget

Attachments: [2015 PD Budget Summary Memo to ZLR.pdf](#)
[2015 Planning_and_Development_Budget.pdf](#)

Planning Director Violante reviewed the 2015 Planning and Development budget with the ZLR Committee.

[2014
RPT-374](#) Discussion of the Conditional Use Permit process and review submittal
requirements

Attachments: [Staff Report on CUP process.pdf](#)
[Conditional Use Permit Application Requirements from DCCO.pdf](#)
[2 CUP Application.pdf](#)
[2a CUP Mineral Extraction Checklist.pdf](#)

Staff reviewed the Conditional Use process with the ZLR Committee. Possible improvements would be to have the applicants provide information regarding the development affects on surrounding sensitive environmental features. The committee could work on a list of acceptable standards for hours of operation, noise limitations, lighting limitations, and other standards that would be used as a guide for acceptable activities.

[2014
RPT-379](#)

Discuss the separation of a residential spot zone from a 37-acre parcel for Michael and Sherri Zingg, Spring Valley Road, Section 18, Town of Berry

Attachments: [Zingg Report.pdf](#)
[Zingg Map.pdf](#)
[berryGuidelines.pdf](#)
[8830 Rezone.pdf](#)

It was the consensus of the Committee that the existing development should stay as previously approved. The separation of the spot zone would not meet the criteria of the shared driveway ordinances and would not be a good precedence to set.

[2014
RPT-376](#)

Approved Certified Survey Map Report

Attachments: [10.14.14.pdf](#)

No comments made by the Committee.

I. Adjourn

A motion was made by MATANO, seconded by SALOV, to adjourn the meeting. Time: 8:55pm. The motion carried unanimously.

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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.