



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, May 24, 2016

7:00 PM

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

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A. Call to Order

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

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

[10976](#)

PETITION: REZONE 10976

APPLICANT: BOETZEL REV TR, DALE V & JUDITH A

LOCATION: 4656 OAK PARK ROAD, SECTION 5, TOWN OF DEERFIELD

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District

REASON: creating one residential lot for existing house

Attachments: [10976 Staff](#)

[10976 Density](#)

[10976 Map](#)

[10976 Previous petition info \(#8770\)](#)

[10976 APP](#)

[10977](#) PETITION: REZONE 10977
APPLICANT: LISA A ARINGTON-GLESINGER
LOCATION: 3008 MCCLAIN ROAD, SECTION 5, TOWN OF
CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: increase size of existing lot

Attachments: [10977 Staff](#)
[10977 Density](#)
[10977 Map](#)
[10977 APP](#)

[10978](#) PETITION: REZONE 10978
APPLICANT: PAUL R KIENITZ
LOCATION: 7423 MONTROSE ROAD, SECTION 29, TOWN OF
MONTROSE
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence
District
REASON: shifting of property lines between adjacent land owners

Attachments: [10978 Staff](#)
[10978 Town](#)
[10978 Density](#)
[10978 Map](#)
[10978 APP](#)

[10979](#) PETITION: REZONE 10979
APPLICANT: MICHAEL JOHN KNIPFER
LOCATION: 1770 N JARGO ROAD, SECTION 13, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture
District
REASON: creating one residential lot

Attachments: [10979 Staff](#)
[10979 Town](#)
[10979 Density](#)
[10979 Map](#)
[10979 APP](#)

[10980](#) PETITION: REZONE 10980
APPLICANT: ARDEN BALLWEG
LOCATION: 8175 BALLWEG ROAD, SECTION 25, TOWN OF ROXBURY
CHANGE FROM: R-1A Residence District TO RH-1 Rural Homes District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot for existing house

Attachments: [10980 Staff](#)
[10980 Town](#)
[10980 Density](#)
[10980 Map](#)
[10980 APP](#)

[10981](#) PETITION: REZONE 10981
APPLICANT: KIMBERLY M STURMAN
LOCATION: 4786 CARDINAL LANE, SECTION 32, TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO R-3 Residence District
REASON: bring lot into compliance - reduced rear yard setback

Attachments: [10981 Staff](#)
[10981 Town](#)
[10981 Map](#)
[10981 APP](#)

[10982](#) PETITION: REZONE 10982
APPLICANT: GARY A GRUNDAHL
LOCATION: 852 CLARKSON ROAD, SECTION 33, TOWN OF YORK
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: adding residence to existing CSM lot

Attachments: [10982 Staff](#)
[10982 Town](#)
[10982 Density](#)
[10982 Map](#)
[10982 APP](#)

[10983](#) PETITION: REZONE 10983
APPLICANT: RICHARD SCOTT MOONEY
LOCATION: EAST OF 6645 HYSLOP ROAD, SECTION 35,
TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO R-3 Residence
District
REASON: less restrictive rear yard setback

Attachments: [10983 Staff](#)
[10983 Map](#)
[10983 App](#)

[10985](#) PETITION: REZONE 10985
APPLICANT: ROBERT E MCDOWELL
LOCATION: 5343 OAK PARK ROAD, SECTION 20, TOWN OF
MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture
District
REASON: creating one residential lot

Attachments: [10985 Staff](#)
[10985 Town](#)
[10985 Density](#)
[10985 Map](#)
[10985 App](#)

[10986](#) PETITION: REZONE 10986
APPLICANT: MARTIN LIVING TR, GILBERT & DOROTHY
LOCATION: 3727 BAILEY ROAD, SECTION 30, TOWN OF SUN
PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: separation of buildings from farmland

Attachments: [10986 Staff](#)
[10986 Town](#)
[10986 Map](#)
[10986 APP](#)

[10987](#) PETITION: REZONE 10987
APPLICANT: TRACI J JONES
LOCATION: 10804 KINGSLAND ROAD, SECTION 20, TOWN OF BLUE MOUNDS
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes District, RH-3 Rural Homes District TO RH-4 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [10987 Staff](#)
[10987 Town](#)
[10987 Density](#)
[10987 Map](#)
[10987 APP](#)

[10988](#) PETITION: REZONE 10988
APPLICANT: KALTENBERG TRUST
LOCATION: 4989 COUNTY HIGHWAY TT, SECTION 34, TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: separating existing residence from farmland

Attachments: [10988 CUP 2341 Staff](#)
[10988 CUP 2341 Map](#)
[10988 CUP 2341 App](#)

[CUP 2341](#) PETITION: CUP 2341
APPLICANT: KALTENBERG TRUST
LOCATION: 4989 COUNTY HIGHWAY TT, SECTION 34, TOWN OF SUN PRAIRIE
CUP DESCRIPTION: unlimited livestock on 3 to 16 acres

Attachments: [10988 CUP 2341 Staff](#)
[10988 CUP 2341 Map](#)
[CUP 2341 App](#)

[10989](#)

PETITION: REZONE 10989
APPLICANT: ROBERTS IRREV FAMILY TR 2012
LOCATION: 2479 GLENN DRIVE, SECTION 21, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO C-1 Commercial District, C-1 Commercial District TO A-2 Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: moving existing C-1 zoning east of its current location and rezoning remaining A1-EX to A2

Attachments: [10989 Staff](#)

[10989 Town](#)

[10989 Map](#)

[10989 App](#)

[CUP 2340](#)

PETITION: CUP 2340
APPLICANT: PATRICIA A FISCHBECK
LOCATION: 5523 PORTAGE ROAD, SECTION 21, TOWN OF BURKE
CUP DESCRIPTION: limited family business - bed and breakfast establishment

Attachments: [CUP 2340 Staff](#)

[CUP 2340 Town](#)

[CUP 2340 Map](#)

[CUP 2340 previous CUP 1556](#)

[CUP 2340 App](#)

[CUP 2342](#)

PETITION: CUP 2342
APPLICANT: HUSTON LIVING TR, DALE R & JOAN M
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: composting

Attachments: [CUP 2342 Staff](#)

[CUP 2342 Town](#)

[CUP 2342 Map](#)

[CUP 2342 Site Plan](#)

[CUP 2342 DNR Permit](#)

[CUP 2342 APP](#)

[CUP 2343](#) PETITION: CUP 2343
APPLICANT: DALE L STENJEM
LOCATION: SOUTH OF 140 LAGOON DRIVE, SECTION 1,
TOWN OF CHRISTIANA
CUP DESCRIPTION: communication tower

Attachments: [CUP 2343 Staff](#)
[CUP 2343 staff report - US Cellular cell tower \(Town of Christiana\)](#)
[CUP 2343 Town](#)
[CUP 2343 Map](#)
[CUP 2343 revised location](#)
[CUP 2343 APP](#)
[CUP 2343 RF Engineering Report](#)

[2015 OA-037](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES,
AMENDING THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [SC_comp plan Vol1_2015p98](#)
[SC_comp plan Vol1_2015housing](#)
[LU3 Planned Land Use](#)
[2015 OA-037 FISCAL NOTE](#)
[2015 OA-37 \[Dane County Comp Plan\]030416](#)

Legislative History

3/18/16 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2016 OA-014](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF
ORDINANCES, UPDATING FLOOD INSURANCE STUDY
PROVISIONS

Attachments: [2016 OA-014](#)
[2016 OA-014 Fiscal Note](#)

Legislative History

5/6/16 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

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

10931

PETITION: REZONE 10931
APPLICANT: STEPHEN D CHAMPAGNE
LOCATION: 2059 RINDEN ROAD, SECTION 11, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District
REASON: creating two residential lots

- Attachments:** [10931 Staff Update](#)
[Cert of Compliance](#)
[Town meeting minutes](#)
[Petitioner response to staff suggestions](#)
[Agent response](#)
[Sanitarian report](#)
[10931 Site Inspection](#)
[10931 Town](#)
[10931 Density](#)
[10931 Map](#)
[10931 App](#)

Legislative History

1/26/16	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be postponed until Town comments are received regarding the pending violation. Staff is instructed to contact the Town of Pleasant Springs and obtain a recommendation on the corrective action needed for the illegal residence on the property. The motion carried by the following vote: 3-0.
Passed

3/22/16	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KOLAR, seconded by SALOV, that this Zoning Petition be postponed until such time as the second floor of the two-story building (constructed in 2006) is removed as determined by the Town of Pleasant Springs. Specifically, all construction above the second floor line shall be removed including the stairway that permits access to the second floor. All plumbing shall be removed from the building. As an alternative, the entire building could be demolished. The motion carried by the following vote: 5-0.
Passed

5/10/16 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by MATANO, seconded by MILES, that this Zoning
Petition be postponed until 5/24/2016. The motion carried by the following
vote: 5-0. Passed

[10958](#)

PETITION: REZONE 10958
APPLICANT: ROSE INVESTMENTS LLC
LOCATION: 2727 COUNTY HIGHWAY N, SECTION 9, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: C-2 Commercial District TO C-2 Commercial
District
REASON: amend deed restrictions to include "auto towing facility
and parking and storage of vehicles"

Attachments: [10958 Staff Update](#)
[10958 Town](#)
[10958 Map](#)
[10958 App](#)

Legislative History

5/10/16 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by O'LOUGHLIN, seconded by MATANO, that this Zoning
Petition be postponed until Town Action is received. The motion carried by the
following vote: 5-0. Passed

E. Plats and Certified Survey Maps

[2016 LD-011](#) Final Plat - The Willows II
City of Madison
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(12)(2)(b).

Attachments: [aerial](#)
[27504 The Willows 2_0001](#)

[2016 LD-010](#) Final Plat - Village at Autumn Lake Replat No. 1
City of Madison
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(12)(2)(b).

Attachments: [aerial](#)
[27502 Village at Autumn Lake Replat No. 1_0001](#)

[2016 LD-013](#) Preliminary Plat - Daybreak Valley
Town of Middleton, Section 5
Acceptance and schedule for future consideration (6/14/2016)

Attachments: [2014_aerial](#)
[Daybreak Valley review memo](#)
[Daybreak Valley Preliminary Plat 2016.04.13](#)
[conditional letter](#)

[2016 LD-012](#) Arington Shared Access Easement
Town of Christiana, Section 5

Attachments: [2014_aerial](#)
[20160309141710](#)

F. Resolutions

G. Ordinance Amendment

[2015 OA-037](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES,
AMENDING THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [SC_comp plan Vol1_2015p98](#)
[SC_comp plan Vol1_2015housing](#)
[LU3 Planned Land Use](#)
[2015 OA-037 FISCAL NOTE](#)
[2015 OA-37 \[Dane County Comp Plan\]030416](#)

Legislative History

3/18/16 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2016 OA-014](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF
ORDINANCES, UPDATING FLOOD INSURANCE STUDY
PROVISIONS

Attachments: [2016 OA-014](#)
[2016 OA-014 Fiscal Note](#)

Legislative History

5/6/16

County Board

referred to the Zoning & Land
Regulation Committee

This Ordinance was referred to the Zoning & Land Regulation Committee

H. Reports to Committee

[2016 RPT-088](#) Report of approved Certified Survey Maps

Attachments: [April 2016](#)

I. Other Business Authorized by Law

J. Adjourn

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,
lane.roger@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.