



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, June 23, 2015

7:00 PM

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

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210 Martin Luther King Jr. Blvd., Madison

A. Call to Order

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

C. Consideration of Minutes

[2015 MIN-123](#) Minutes of the May 26, 2015 Zoning and Land Regulation Committee meeting

Attachments: [05-26-15 ZLR Public Hearing minutes.pdf](#)

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

[10837](#) PETITION: REZONE 10837
APPLICANT: TYLER B MADIGAN
LOCATION: 6459 HYSLOP ROAD, SECTION 35, TOWN OF DANE
CHANGE FROM: RH-2 Rural Homes District TO A-1EX Agriculture District, A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [10837 Staff.pdf](#)
[10837 Town.pdf](#)
[10837 Map.pdf](#)
[10837 App.pdf](#)

[10847](#)

PETITION: REZONE 10847
APPLICANT: CYRIL FEINER
LOCATION: 3178 COUNTY HIGHWAY V, SECTION 1, TOWN OF WINDSOR
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments:

[10847 Staff.pdf](#)
[10847 Density.pdf](#)
[10847 Map.pdf](#)
[10847 App.pdf](#)

[10848](#)

PETITION: REZONE 10848
APPLICANT: RICHARD TRICK
LOCATION: 1037 BINGHAM ROAD, SECTION 13, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: separating existing residence from farmland

Attachments:

[10848 Staff.pdf](#)
[10848 Town.pdf](#)
[10848 Density.pdf](#)
[10848 Map.pdf](#)
[10848 App.pdf](#)

[10849](#)

PETITION: REZONE 10849
APPLICANT: RICHARD E CLACK
LOCATION: 6679 HIGHLAND DRIVE, SECTION 30, TOWN OF WINDSOR
CHANGE FROM: RE-1 Recreational District TO R-1 Residence District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10849 Staff.pdf](#)
[10849 Town.pdf](#)
[10849 Map.pdf](#)
[10849 App.pdf](#)

[10850](#)

PETITION: REZONE 10850
APPLICANT: KARL E WHISLER
LOCATION: 9007 COUNTY HWY A, SECTION 20, TOWN OF
PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: separating existing residence from farmland

Attachments:

[10850 Staff.pdf](#)

[10850 Density.pdf](#)

[10850 Map.pdf](#)

[10850 App.pdf](#)

[CUP 2313](#)

PETITION: CUP 2313
APPLICANT: ROSIE ACRES LLC
LOCATION: 2701 LUNDE LANE, SECTION 8, TOWN OF
SPRINGDALE
CUP DESCRIPTION: limited family business - photography studio

Attachments:

[CUP 2313 Staff.pdf](#)

[CUP 2313 Town.pdf](#)

[CUP 2313 Map.pdf](#)

[CUP 2313 App.pdf](#)

[CUP 2316](#)

PETITION: CUP 2316
APPLICANT: WINDSOR RIDGE LANE LLC
LOCATION: 6722 WINDSOR RIDGE LANE, SECTION 29, TOWN OF
WINDSOR
CUP DESCRIPTION: bring existing daycare into compliance

Attachments:

[CUP 2316 Staff.pdf](#)

[CUP 2316 Town.pdf](#)

[CUP 2316 Map.pdf](#)

[CUP 2316 App.pdf](#)

[CUP 2317](#)

PETITION: CUP 2317
APPLICANT: RUTLAND, TOWN OF
LOCATION: 785 CENTER ROAD, SECTION 21, TOWN OF RUTLAND
CUP DESCRIPTION: governmental use - adding additional lands to
existing Town Hall and Public Works Facility

Attachments:

[CUP 2317 Staff.pdf](#)

[CUP 2317 Town.pdf](#)

[CUP 2317 Map.pdf](#)

[CUP 2317 App.pdf](#)

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

[10830](#)

PETITION: REZONE 10830
APPLICANT: WILLIAM K GARFOOT / JAMES NICHOLSON
LOCATION: WEST OF 8593 DAVIS STREET, SECTION 34, TOWN OF
SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO R-3 Residence District,
R-3A Residence District TO R-3 Residence District, R-2 Residence
District TO A-1 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10830 CUP 2312 Staff Update.pdf](#)

[10830 Town.pdf](#)

[10830 CUP 2312 Map.pdf](#)

[10830 App.pdf](#)

Legislative History

4/28/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
Passed		

[CUP 2312](#)

PETITION: CUP 2312
APPLICANT: JAMES NICHOLSON
LOCATION: WEST OF 8593 DAVIS STREET, SECTION 34, TOWN OF
SPRINGDALE
CUP DESCRIPTION: Limited Family Business - landscaping

Attachments:

[10830 CUP 2312 Staff Update.pdf](#)

[CUP 2312 Town.pdf](#)

[10830 CUP 2312 Map.pdf](#)

[CUP 2312 App.pdf](#)

Legislative History

4/28/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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Passed

[10832](#)

PETITION: REZONE 10832
APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF
DANE
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments:

[10832 Staff Update.pdf](#)

[June 9th letter.pdf](#)

[10832 Town.pdf](#)

[10832 Density.pdf](#)

[10832 Town plan map.pdf](#)

[Staff suggested layout.pdf](#)

[10832 Map.pdf](#)

[10832 App.pdf](#)

Legislative History

4/28/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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Passed

[10840](#)

PETITION: REZONE 10840
APPLICANT: RICHARD E GROSSE
LOCATION: 3936 COUNTY HIGHWAY AB, SECTION 24, TOWN OF BLOOMING GROVE
CHANGE FROM: A-1EX Agriculture District TO C-1 Commercial District
REASON: to allow a contractor's office

Attachments:

- [10840 Staff Update.pdf](#)
- [boundary agreement info.pdf](#)
- [10840 Town.pdf](#)
- [10840 Madison Planning Comments.pdf](#)
- [10840 City of Madison plan recommendations.pdf](#)
- [10840 City of Madison peripheral area plan areas.pdf](#)
- [10840 Map.pdf](#)
- [10840 Map 2.pdf](#)
- [10840 App.pdf](#)

Legislative History

5/26/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
	Passed	

[10842](#)

PETITION: REZONE 10842
APPLICANT: EPIC SYSTEMS CORP
LOCATION: 2645 COUNTRY VIEW ROAD, SECTION 17, TOWN OF VERONA
CHANGE FROM: A-3 Agriculture District TO LC-1 Limited Commercial District
REASON: to allow existing buildings to be used as maintenance shop

Attachments:

- [10842 Staff Update.pdf](#)
- [10842 Town.pdf](#)
- [10842 Map.pdf](#)
- [10842 App.pdf](#)

Legislative History

5/26/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
	Passed	

[CUP 2311](#)

PETITION: CUP 2311
APPLICANT: DANA BOWAR
LOCATION: 2400 ERB ROAD, SECTION 23, TOWN OF
SPRINGDALE
CUP DESCRIPTION: continuation of existing mineral extraction
operation

Attachments:

[CUP 2311 Staff Update.pdf](#)

[CUP 2311 Town.pdf](#)

[CUP 2311 Map.pdf](#)

[CUP 2311 App.pdf](#)

Legislative History

5/26/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
Passed		

F. Plats and Certified Survey Maps

[2015 LD-015](#)

Final Plat - Delores Lillge Subdivision
City of Madison
Staff recommends a certification of non-objection.

Attachments:

[aerial.pdf](#)

[27373 Delores Lillge Subdv_0001.PDF](#)

[2015 LD-016](#)

Final Plat - Rockweiler Plat
City of Verona
Staff recommends a certification of non-objection.

Attachments:

[aerial.pdf](#)

[27374 Rockweiler Plat_0001.PDF](#)

[2015 LD-017](#)

Final Plat - Blue addition to Lake Windsor (formerly Windsor Blue plat)
Town of Windsor, Section 30
Consideration of the 1/27/2015 conditional approval and execution of
the final plat document pursuant to established committee policy.

Attachments:

[June meeting checklist.pdf](#)

[09-037 Blue Add to LAKE WINDSOR 3-27-15.pdf](#)

[aerial.pdf](#)

[Windsor Blue Plat Review 092314.pdf](#)

[2015 LD-018](#) Huepenbecker 2-lot CSM
Town of Middleton, Section 31

Attachments: [2014_aerial.pdf](#)
[HuepenbeckerCSM sec31.pdf](#)

[2015 LD-019](#) Mark Halverson proposed 1-lot CSM Variance
Town of Pleasant Springs, Section 24
Applicant is seeking a variance of 33-feet from Ch.75.19 (6)(b).
This provision requires that conventional lots shall maintain a minimum
frontage of 66-feet to facilitate the possible development of a public
right-of-way that could serve additional lots.

Attachments: [revised_prelim.pdf](#)
[aerial.pdf](#)

[2015 LD-020](#) Rich Eberle - Land Division waiver
Town of Dane, Section 12
Proposed lot is seeking a waiver from Ch. 75.19(6)(b), which requires
every new lot being to have a minimum
of 66-feet of public road frontage.

Attachments: [2014_aerial.pdf](#)

H. Reports to Committee

CUP 1059

Status of the changes to CUP 1059 (CONCRETE BATCH PLANT)
LANDOWNER: YAHARA MATERIALS, LLC
LOCATION: 4315 COUNTY HIGHWAY AB, SECTION 14, TOWN OF
BLOOMING GROVE
VIOLATION: LOCATION VIOLATION, MATERIAL VIOLATION, AND
TRAFFIC CONCERNS
Changes denied by the Town of Blooming Grove

Attachments:

- [CUP 1059 Staff Update.pdf](#)
- [CUP 1059 Town.pdf](#)
- [Corp Counsel Opinion.pdf](#)
- [Objections by Yahara's attorneys.pdf](#)
- [CUP 1059 Town Conditions.pdf](#)
- [CUP 1059 Town Letter.pdf](#)
- [Yahara response to CUP 1059 Review.pdf](#)
- [CUP 1059 info.pdf](#)
- [Letter to Yahara Materials on CUP 1059.pdf](#)
- [CUP 1059 photo.pdf](#)

Legislative History

2/24/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
Passed		
3/11/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
Passed		
5/12/15	Zoning & Land Regulation Committee	approved with conditions
5/12/15	Zoning & Land Regulation Committee	denied
5/12/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

5/12/15	Zoning & Land Regulation Committee	approved with conditions
5/12/15	Zoning & Land Regulation Committee	amended
5/12/15	Zoning & Land Regulation Committee	approved with conditions
Passed		

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.