



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, November 25, 2014

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

##### 10768

**PETITION: REZONE 10768**

APPLICANT: JANICE T SUNDBY

LOCATION: 2438 SKAALLEN ROAD, SECTION 33, TOWN OF PLEASANT SPRINGS

CHANGE FROM: RH-4 Rural Homes District TO A-2 Agriculture District

REASON: zoning to allow for a limited family business

**Attachments:**

[10768-2292 staff.pdf](#)

[10768 CUP 2292 Map.pdf](#)

[10768 CUP 2292 Town.pdf](#)

[10768 CUP 2292 App.pdf](#)

##### CUP 2292

**PETITION: CUP 2292**

APPLICANT: JANICE T SUNDBY

LOCATION: 2438 SKAALLEN ROAD, SECTION 33, TOWN OF PLEASANT SPRINGS

CUP DESCRIPTION: Limited Family Business: product distribution

**Attachments:**

[10768-2292 staff.pdf](#)

[10768 CUP 2292 Town.pdf](#)

[10768 CUP 2292 Map.pdf](#)

[10768 CUP 2292 App.pdf](#)

10769

**PETITION: REZONE 10769**

APPLICANT: THE STEVEN AND LAUREL BROWN FOUNDATION  
LOCATION: 4136 RUTLAND-DUNN TOWNLINE ROAD, SECTION 33, TOWN OF DUNN  
CHANGE FROM: B-1 Local Business District TO B-1 Local Business District  
REASON: amend deed restrictions to allow residential use

**Attachments:**

[10769-2293 staff.pdf](#)  
[10769 CUP 2293 Town.pdf](#)  
[10769 CUP 2293 Map.pdf](#)  
[10769 CUP 2293 App.pdf](#)

CUP 2293

**PETITION: CUP 2293**

APPLICANT: THE STEVEN AND LAUREL BROWN FOUNDATION  
LOCATION: 4136 RUTLAND-DUNN TOWNLINE ROAD, SECTION 33, TOWN OF DUNN  
CUP DESCRIPTION: residential use

**Attachments:**

[10769-2293 staff.pdf](#)  
[10769 CUP 2293 Town.pdf](#)  
[10769 CUP 2293 Map.pdf](#)  
[10769 CUP 2293 App.pdf](#)

10770

**PETITION: REZONE 10770**

APPLICANT: JAMES P GARFOOT  
LOCATION: 9234 JIM GARFOOT CIRCLE, SECTION 17, TOWN OF CROSS PLAINS  
CHANGE FROM: RH-2 Rural Homes District TO RH-1 Rural Homes District  
REASON: creation of one residential lot

**Attachments:**

[10770 staff.pdf](#)  
[10770 town action.pdf](#)  
[10770 Map.pdf](#)  
[10770 Map 2.pdf](#)  
[Cross Plains Density Policies.pdf](#)  
[10770 Village Comp Plan.pdf](#)  
[CP9711\(garfoot farm sec 17\)2007.pdf](#)  
[10770 App.pdf](#)

[10771](#)

**PETITION: REZONE 10771**

APPLICANT: JAMES W BERKNER

LOCATION: 1751 LITTLETON ROAD, SECTION 35, TOWN OF VERONA

CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District

REASON: separation of existing residence from farmland and creation of three additional residential lots

**Attachments:**

[10771 staff.pdf](#)

[10771 App.pdf](#)

[10771 Map.pdf](#)

[10771 Town.pdf](#)

[10772](#)

**PETITION: REZONE 10772**

APPLICANT: STORMS REV TR, GERALD J & ARLENE B

LOCATION: SOUTH AND WEST OF 3592 JENSON LANE, SECTION 28, TOWN OF DEERFIELD

CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District

REASON: division of family farm among family members

**Attachments:**

[10772 staff.pdf](#)

[10772 Density.pdf](#)

[10772 Map.pdf](#)

[10772 App.pdf](#)

[10772 Town.pdf](#)

[10773](#)

**PETITION: REZONE 10773**

APPLICANT: WILLIAM B ATKINSON

LOCATION: 3788 HALVERSON ROAD, SECTION 27, TOWN OF DUNN

CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District and A-2 Agriculture District

REASON: creation of one residential lot

**Attachments:**

[10773 Staff.pdf](#)

[10773 Density.pdf](#)

[10773 Map.pdf](#)

[10773 App.pdf](#)

[10774](#)

**PETITION: REZONE 10774**

APPLICANT: THOMAS J BOBEK

LOCATION: 6925 ELDER LANE, SECTION 22, TOWN OF BRISTOL

CHANGE FROM: B-1 Local Business District TO C-1 Commercial District

REASON: zoning to allow a supper club/banquet facility

**Attachments:**

[10774 CUP 2295 Staff.pdf](#)

[10774 CUP 2295 Map.pdf](#)

[10774 Town rezone.pdf](#)

[10774 CUP 2295 App.pdf](#)

[Conditional Use Permit Application Requirements from DCCO.pdf](#)

[CUP 2295](#)

**PETITION: CUP 2295**

APPLICANT: THOMAS J BOBEK

LOCATION: 6925 ELDER LANE, SECTION 22, TOWN OF BRISTOL

CUP DESCRIPTION: Tavern

**Attachments:**

[10774 CUP 2295 Staff.pdf](#)

[CUP 2295 Town.pdf](#)

[CUP 2295 Map.pdf](#)

[10774 CUP 2295 App.pdf](#)

[10775](#)

**PETITION: REZONE 10775**

APPLICANT: PARK STREET ASSOCIATES

LOCATION: 824 DANE STREET, SECTION 35, TOWN OF MADISON

CHANGE FROM: R-3 Residence District TO C-1 Commercial District

REASON: creation of parking lot for an adjacent business

**Attachments:**

[10775 Staff.pdf](#)

[10775 Town.pdf](#)

[10775 Letter of Opposition.pdf](#)

[10775 Map.pdf](#)

[10775 App.pdf](#)

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

[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 Memo Bear Tree rezone Nov2014.pdf](#)

[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](#)

**Legislative History**

9/23/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
9/23/14	Zoning & Land Regulation Committee	suspended from the rules
10/14/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

[10763](#)

**PETITION: REZONE 10763**

APPLICANT: RONALD J JOSEPHSON

LOCATION: 9835 COUNTY HIGHWAY A, SECTION 23, TOWN OF PERRY

CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District , A-2 (8) Agriculture District, and A-4 Agriculture District

REASON: creating three agricultural lots and one lot for an existing residence

**Attachments:**

[10763 Staff Update.pdf](#)

[10763 Town.pdf](#)

[PE 10763 \(Fred W Grame farm sec 23\) 2014.pdf](#)

[10763 Map.pdf](#)

[10763 App.pdf](#)

**Legislative History**

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

[CUP 2290](#)

**PETITION: CUP 2290**  
APPLICANT: RICHARD M STORY  
LOCATION: 5291 FELLAND ROAD, SECTION 23, TOWN OF BURKE  
CUP DESCRIPTION: residential use in C-1 Commercial Zoning District and Drive-in  
Establishment

**Attachments:**

- [2290 staff.pdf](#)
- [CUP 2290 staff update.pdf](#)
- [2290 Town action update.pdf](#)
- [CUP 2290 Map.pdf](#)
- [CUP 2290 Letter from city planning staff.pdf](#)
- [CUP 2290 plans.pdf](#)
- [2290 App.pdf](#)

**Legislative History**

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

## E. Plats and Certified Survey Maps

[2014 LD-046](#)

Susan and Jim Fiore - 2 lot Certified Survey map  
3526 Timber Lane, Town of Middleton, Section 31  
Applicant is seeking a waiver request from Ch. 75.19(6)(b) for proposed lot 1  
having no public road frontage.

**Attachments:**

- [content.pdf](#)
- [content.pdf](#)
- [content.pdf](#)
- [content.pdf](#)
- [content.pdf](#)
- [2014\\_aerial.pdf](#)

[2014 LD-047](#)

Thomas and Bonita - 3 lot Certified Survey map  
3524 Timber Lane, Town of Middleton, Section 31  
Applicant is seeking a waiver request from Ch. 75.19(6)(b) for proposed lot 1  
having no public road frontage.

**Attachments:**

- [content.pdf](#)
- [2014\\_aerial.pdf](#)

## F. Resolutions

## G. Ordinance Amendment

[2014 OA-054](#) AMENDING CHAPTER 7 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING PROCEDURE FOR CONDITIONAL USE PERMIT APPEALS

**Sponsors:** MILES, BOLLIG, KOLAR, MATANO and SALOV

**Attachments:** [2014 OA-054.pdf](#)

**Legislative History**

10/3/14	County Board	referred to the Zoning & Land Regulation Committee
10/3/14	County Board	referred to the Executive Committee
10/16/14	Executive Committee	recommended for approval as amended
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

## H. Reports to Committee

## I. Other Business Authorized by Law

## J. 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 pab hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*