



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, February 28, 2017

6:30 PM

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

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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

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

##### [11083](#)

PETITION: REZONE 11083

APPLICANT: BEGHIN LIVING TR, DONALD L & MARIAN M

LOCATION: WEST OF 8853 COLBY ROAD, SECTION 4, TOWN OF PRIMROSE

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

REASON: update zoning to allow for a single-family dwelling

**Attachments:** [11083 Staff](#)

[11083 Emma Mound Group](#)

[11083 Map](#)

[11083 App](#)

[11084](#)

PETITION: REZONE 11084  
APPLICANT: ELSING REV TR, MARK  
LOCATION: 2409 KOSHKONONG ROAD, SECTION 16, TOWN  
OF PLEASANT SPRINGS  
CHANGE FROM: A-2 Agriculture District TO A-2 (2) Agriculture  
District and RH-4 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11084 Staff](#)  
[11084 Density \(sending property\)](#)  
[11084 Density \(receiving property\)](#)  
[11084 TDR Map](#)  
[11084 Map](#)  
[11084 App](#)

[11085](#)

PETITION: REZONE 11085  
APPLICANT: MIGHTY OAK FARM LLC  
LOCATION: 6614 LEE ROAD, SECTION 12, TOWN OF DANE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District and RH-2 Rural Homes District  
REASON: compliance for 2 existing lots and the creation of a new  
residential lot

**Attachments:** [11085 Staff](#)  
[11085 Town](#)  
[11085 Density](#)  
[11085 Parcel Status Determination](#)  
[11085 parcel status history](#)  
[11085 Map](#)  
[11085 App](#)

[11086](#) PETITION: REZONE 11086  
APPLICANT: RADEMACHER LIVING TR, BRIAN K & NICHOLE R  
LOCATION: 5273 OAK PARK ROAD, SECTION 29, TOWN OF  
MEDINA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture  
District and CO-1 Conservancy  
REASON: separating existing residence for farmland and creating  
a new residential lot

**Attachments:** [11086 Staff](#)  
[11086 Town](#)  
[11086 Density](#)  
[11086 Map](#)  
[11086 App](#)

[11087](#) PETITION: REZONE 11087  
APPLICANT: MICHAEL G LARSON  
LOCATION: 3745 COUNTY HIGHWAY P, SECTION 27, TOWN  
OF CROSS PLAINS  
CHANGE FROM: B-1 Local Business District TO A-2 (1)  
Agriculture District  
REASON: change zoning to allow for a large accessory structure

**Attachments:** [11087 Staff](#)  
[11087 Map](#)  
[11087 App](#)

[11089](#) PETITION: REZONE 11089  
APPLICANT: JOHN P ZIEGLER  
LOCATION: 1256 US HIGHWAY 14, SECTION 7, TOWN OF  
RUTLAND  
CHANGE FROM: RH-1 Rural Homes District TO LC-1 Limited  
Commercial District  
REASON: rezone will allow commercial uses on property.

**Attachments:** [11089 CUP 2369 Staff](#)  
[11089 Town](#)  
[11089 DOT Concerns](#)  
[State Driveway Permit](#)  
[11089 Map](#)  
[11089 App](#)

[CUP 2369](#)

PETITION: CUP 2369  
APPLICANT: JOHN P ZIEGLER  
LOCATION: 1256 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND  
CUP DESCRIPTION: allow for a residential dwelling in a commercial zoning district

**Attachments:** [11089 CUP 2369 Staff](#)  
[CUP 2369 Town](#)  
[11089 Map](#)  
[CUP 2369 App](#)

[11090](#)

PETITION: REZONE 11090  
APPLICANT: FOSEID FARM LLC  
LOCATION: 9485 BRAUN ROAD, SECTION 13, TOWN OF VERMONT, SECTION 18, TOWN OF CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District  
REASON: creating lot for existing residence and creating an agricultural lot

**Attachments:** [11090 Staff](#)  
[11090 Town](#)  
[11090 Map](#)  
[11090 App](#)  
[11090 Density](#)

[11091](#)

PETITION: REZONE 11091  
APPLICANT: FOSEID FARM LLC  
LOCATION: SOUTH OF 9485 BRAUN ROAD, SECTION 13, TOWN OF VERMONT  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating zoning boundary for a future residential dwelling

**Attachments:** [11091 Staff](#)  
[11091 Town](#)  
[11091 App](#)  
[11091 Density](#)  
[11091 Map](#)

[11092](#)

PETITION: REZONE 11092  
APPLICANT: 3365 SIGGELKOW LLC  
LOCATION: 3365 SIGGELKOW ROAD, SECTION 36, TOWN OF  
BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District  
REASON: creating two residential lots

**Attachments:** [11092 Staff](#)  
[11092 Town](#)  
[BloomingGrovePlan 33](#)  
[11092 Map](#)  
[11092 App](#)

[11093](#)

PETITION: REZONE 11093  
APPLICANT: AFFELDT FAMILY TR  
LOCATION: NORTHWEST OF 1174 PRIMROSE CENTER ROAD,  
SECTION 9, TOWN OF PRIMROSE  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture  
District  
REASON: creating one residential lot

**Attachments:** [11093 Staff](#)  
[11093 Town](#)  
[11093 Density](#)  
[11093 Map](#)  
[11093 Map showing building site location](#)  
[11093 Site plan](#)  
[11093 App](#)

[11094](#) PETITION: REZONE 11094  
APPLICANT: JULIE M DIETERLE  
LOCATION: 1952 COUNTY HIGHWAY W, SECTION 30, TOWN OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District  
REASON: separating existing residence from farmland and creating a new residential lot

**Attachments:** [11094 Staff](#)  
[11094 Density](#)  
[11094 Map](#)  
[11094 App](#)

[11095](#) PETITION: REZONE 11095  
APPLICANT: PENTINMAKI REV TR, ISAAC R & GERIANN M  
LOCATION: 3446 PRAIRIE DRIVE, SECTION 26, TOWN OF DEERFIELD  
CHANGE FROM: RH-4 Rural Homes District TO RE-1 Recreational District and RH-3 Rural Homes District  
REASON: reducing existing residential lot and creating two recreational lots

**Attachments:** [11095 Staff](#)  
[11095 Town](#)  
[11095 Map](#)  
[11095 App](#)

[11096](#) PETITION: REZONE 11096  
APPLICANT: KATHLEEN M HARRY  
LOCATION: 4909 PIERCEVILLE ROAD, SECTION 35, TOWN OF SUN PRAIRIE  
CHANGE FROM: R-1A Residence District TO A-2 (1) Agriculture District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11096 Staff](#)  
[11096 Town](#)  
[11096 Map](#)  
[11096 App](#)

[11097](#) PETITION: REZONE 11097  
APPLICANT: MANCHESKI ACRES  
LOCATION: 366 LONDON ROAD, SECTION 26, TOWN OF  
DEERFIELD  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11097 Staff](#)  
[11097 Town](#)  
[11097 Map](#)  
[11097 App](#)

[11101](#) PETITION: REZONE 11101  
APPLICANT: JCL RENTALS LLC  
LOCATION: 297 RODNEY ROAD, SECTION 2, TOWN OF  
CHRISTIANA  
CHANGE FROM: C-2 Commercial District TO C-2 Commercial  
District  
REASON: amend existing deed restriction on property to expand  
uses

**Attachments:** [11101 Staff](#)  
[11101 Town](#)  
[11101 Map](#)  
[11101 App](#)

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

[11079](#) PETITION: REZONE 11079  
APPLICANT: MARY F NORDLAND  
LOCATION: NORTH OF 2022 KOSHKONONG ROAD, SECTION  
13 & 14, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes  
District  
REASON: shifting property lines between adjacent landowners

**Attachments:** [11079 Staff Update](#)  
[11079 Town](#)  
[11079 Map](#)  
[11079 App](#)

**Legislative History**

1/24/17 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee  
A motion was made by BOLLIG, seconded by MATANO, that this Zoning  
Petition be postponed until a Town Action Report is received from the Town.  
The motion carried by the following vote: 4-0. Passed

**E. Plats and Certified Survey Maps**

[2016 LD-053](#) Final Plat - Spruce Valley  
Town of Middleton  
Staff recommends conditional approval

**Attachments:** [2\\_28\\_17\\_conditional](#)  
[3\\_FinalPlat](#)  
[map](#)  
[Spruce Valley review memo](#)

[2016 LD-052](#) Land Division Waiver - Public road frontage requirements  
Town of Burke  
Dane County Parks 3-lot Certified Survey Map

**Attachments:** [waiver](#)  
[20170203101552](#)

[2016 LD-051](#) Land Division Waiver - Public road frontage requirements  
Town of Deerfield  
Pentinmaki 3-lot Certified Survey Map

**Attachments:** [waiver](#)  
[scan0029](#)



[2016 LD-054](#) Final Plat - The Reserve  
City of Sun Prairie  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)  
[27618 The Reserve](#)  
[Stormwater Management Layout 2-14-2017](#)

## F. Resolutions

[2016 RES-526](#) AMEND CONTRACT 12850 BETWEEN AYRES ASSOCIATES  
AND DANE COUNTY

**Sponsors:** O'LOUGHLIN, BOLLIG, FERRELL and MILES

**Attachments:** [2016 RES-526](#)  
[2016 RES-526 FISCAL NOTE](#)

**Legislative History**

2/10/17 County Board referred to the Zoning & Land  
Regulation Committee  
This Resolution Requiring 2/3rds Vote was referred to the Zoning & Land  
Regulation Committee

2/10/17 County Board referred to the Personnel &  
Finance Committee  
This Resolution Requiring 2/3rds Vote was referred to the Personnel &  
Finance Committee

[2016 RES-527](#) AUTHORIZING ACCEPTANCE OF GRANT FUNDS FROM THE  
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION,  
DIVISION OF INTERGOVERNMENTAL RELATIONS,  
WISCONSIN LAND INFORMATION PROGRAM  
AND  
DANE COUNTY

**Sponsors:** BOLLIG, FERRELL, MILES and O'LOUGHLIN

**Attachments:** [2016 RES-527](#)  
[2016 RES-527 FISCAL NOTE](#)

**Legislative History**

2/10/17 County Board referred to the Zoning & Land  
Regulation Committee  
This Resolution was referred to the Zoning & Land Regulation Committee

2/10/17 County Board referred to the Personnel &  
Finance Committee  
This Resolution was referred to the Personnel & Finance Committee

## G. Ordinance Amendment

[2016 OA-067](#) AMENDING CHAPTER 10 OF THE DANE COUNTY CODE OF  
ORDINANCES, REGARDING CONDITIONAL USE PERMIT  
APPEALS

**Sponsors:** MILES, BOLLIG, KILMER, KOLAR, KRAUSE, MATANO, SCHMIDT,  
WILLETT, WILLIAMS and ZWEIFEL

**Attachments:** [Memo for CUP appeal change](#)

[OA 67 Town Action](#)

[2016 OA-067](#)

[2016 OA-067 FISCAL NOTE](#)

### **Legislative History**

12/16/16 County Board referred to the Zoning & Land  
Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

1/24/17 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee  
A motion was made by MILES, seconded by BOLLIG, that this Ordinance  
Amendment be postponed until the February 28th ZLR Committee meeting.  
The motion carried by the following vote: 4-0. Passed

## H. Items Requiring Committee Action

### I. Reports to Committee

### J. Other Business Authorized by Law

### K. 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.*