



# Dane County

## Meeting Agenda - Final-revised

### Zoning & Land Regulation Committee

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Tuesday, February 23, 2016

7:00 PM

City - County Building, ROOM 354  
210 Martin Luther King Jr. Blvd., Madison

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City - County Building, ROOM 354  
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

##### [10934](#)

PETITION: REZONE 10934  
APPLICANT: ERFURTH, MARGARET A  
LOCATION: NORTH OF 1765 LAKE KEGONSA ROAD, SECTION 35,  
TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:**

[10934 Staff](#)

[10934 Town](#)

[10934 Density](#)

[10934 Map](#)

[10934 App](#)

##### [10935](#)

PETITION: REZONE 10935  
APPLICANT: AREE WATTS LLC  
LOCATION: 2450 LALOR ROAD, SECTION 18, TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District  
REASON: creating two residential lots for existing homes

**Attachments:**

[10935 Staff](#)

[10935 Town](#)

[10935 Parcel Status](#)

[10935 Map](#)

[10935 App](#)

[10936](#) PETITION: REZONE 10936  
APPLICANT: KIRKING SURVIVOR'S TR, JEAN B  
LOCATION: 7501 STATE HWY 113, SECTION 10, TOWN OF DANE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: separating existing residence from farmland

**Attachments:** [10936 Staff](#)  
[10936 Town](#)  
[10936 Density](#)  
[10936 revised](#)  
[10936 Map](#)  
[10936 App](#)

[10937](#) PETITION: REZONE 10937  
APPLICANT: DEBORAH W PIENKOWSKI  
LOCATION: NORTHEAST OF 9332 TURKEY ROAD, SECTION 19,  
TOWN OF BERRY  
CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes  
District, CO-1 Conservancy District TO RH-2 Rural Homes District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [10937 Staff](#)  
[10937 Town](#)  
[10937 Map](#)  
[10937 App](#)

[10938](#) PETITION: REZONE 10938  
APPLICANT: EDWARD JOHN O'CONNOR  
LOCATION: NORTH OF 523 FELLER ROAD, SECTION 29, TOWN OF  
MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:** [10938 Staff](#)  
[10938 Town](#)  
[10938 Density](#)  
[10938 Map](#)  
[10938 App](#)

[10939](#) PETITION: REZONE 10939  
APPLICANT: MARSHALL BROTHERS  
LOCATION: NORTH OF 296 UNION ROAD, SECTION 26, TOWN OF OREGON  
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District  
REASON: dividing farmland between owners

**Attachments:** [10939 Staff](#)  
[10939 Density](#)  
[10939 Map](#)  
[10939 App](#)

[10940](#) PETITION: REZONE 10940  
APPLICANT: DONALD A HAHN  
LOCATION: 7605 PATTON ROAD, SECTION 9, TOWN OF VIENNA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District  
REASON: creating one residential lot

**Attachments:** [10940 Staff](#)  
[10940 Town](#)  
[10940 Density](#)  
[10940 Map](#)  
[10940 App](#)

[10941](#) PETITION: REZONE 10941  
APPLICANT: CHRISTENSEN REV TR  
LOCATION: 1391 FRITZ ROAD, SECTION 6, TOWN OF MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District, RH-3 Rural Homes District TO A-1EX Agriculture District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [10941 Staff](#)  
[10941 Town](#)  
[10941 Map](#)  
[10941 App](#)

[10942](#)

PETITION: REZONE 10942  
APPLICANT: DALE R PUISTO  
LOCATION: 3274 SOUTH LEE COURT, SECTION 36, TOWN OF BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO A-2 (8) Agriculture District  
REASON: creating a lot for and existing residence and one new residential lot

**Attachments:**

- [10942 Staff](#)
- [10942 Town](#)
- [10942 Density](#)
- [10942 Map](#)
- [10942 App](#)

[10943](#)

PETITION: REZONE 10943  
APPLICANT: MID-TOWN CENTER LLC  
LOCATION: 2779 SKI LANE, SECTION 35, TOWN OF MADISON  
CHANGE FROM: RH-1 Rural Homes District TO C-1 Commercial District  
REASON: rezone to allow land use consistency as part of novation campus master plan

**Attachments:**

- [10943 Staff](#)
- [10943 Town](#)
- [10943 Southdale Neighborhood Plan](#)
- [10943 Map](#)
- [10943 App](#)

[10944](#)

PETITION: REZONE 10944  
APPLICANT: V&B BUILDINGS LLC  
LOCATION: 875 US HIGHWAY 51, SECTION 9, TOWN OF DUNKIRK  
CHANGE FROM: B-1 Local Business District TO C-2 Commercial District  
REASON: zoning compliance for existing uses and expansion of uses

**Attachments:**

- [10944 Staff](#)
- [10944 Town](#)
- [10944 App](#)
- [10944 Map](#)

[10945](#) PETITION: REZONE 10945  
APPLICANT: MICHAEL SCHMIDT  
LOCATION: 4617 OLD INDIAN TRL, SECTION 4, TOWN OF VERMONT  
CHANGE FROM: A-2 Agriculture District TO A-2 (8) Agriculture District, A-2 Agriculture District TO CO-1 Conservancy District  
REASON: creating a small parcel for an adjacent landowner to acquire road access

**Attachments:** [10945 Staff](#)  
[10945 Town](#)  
[10945 App](#)  
[10945 Map](#)

[10946](#) PETITION: REZONE 10946  
APPLICANT: JOHN R HAUGEN  
LOCATION: 603 COUNTY HIGHWAY X, SECTION 20, TOWN OF ALBION  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District  
REASON: separating existing residence from farmland

**Attachments:** [10946 Staff](#)  
[10946 Town](#)  
[10946 Density](#)  
[10946 Map](#)  
[10946 App](#)

[10947](#) PETITION: REZONE 10947  
APPLICANT: JONATHAN S SCHUMANN  
LOCATION: PARCEL EAST OF 357 PERRY CENTER RD, SECTION 26, TOWN OF PERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District AND R-1A Residence District TO A-1EX Agriculture District  
REASON: moving home site location to the west side of the property

**Attachments:** [10947 Staff](#)  
[10947 Town](#)  
[10947 Density](#)  
[10947 Map](#)  
[10947 App](#)  
[10947 Plat of Zoning Boundary](#)

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

### [10909](#)

PETITION: REZONE 10909  
APPLICANT: BARBER'S BAY INC  
LOCATION: 1984 BARBER DRIVE, SECTION 26, TOWN OF DUNN  
CHANGE FROM: RE-1 Recreational District TO R-3 Residence District  
REASON: creating 3 residential lots

**Attachments:**

[10909 Staff Update](#)

[10909 Town](#)

[10909 Treasurer Memo](#)

[10909 Revised CSM](#)

[floodplain setback map](#)

[wetland setback map](#)

[10909 Map](#)

[10909 Revised App](#)

**Legislative History**

11/24/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by KOLAR, seconded by BOLLIG, that this Zoning Petition be postponed until Town Action is received. The motion carried by the following vote: 4-0.  
Passed

## E. Plats and Certified Survey Maps

### [2015 LD-061](#)

Final Plat - The Community of Bishops Bay, The Back Nine - Phase 4  
City of Middleton  
Staff recommends a certification of non-objection with regards to Ch.  
75.08 and S. 236.12(2)(b).

**Attachments:**

[aerial](#)

[27467 Community Bishops Bay Back 9 Phase 4 0001](#)

[2015 LD-057](#) Final Plat - Liberty Square West Addition  
City of Sun Prairie  
Staff recommends a certification of non-objection with regards to Ch.  
75.08 and S. 236.12(2)(b).

**Attachments:** [aerial](#)  
[liberty square revised\\_0001](#)  
[liberty square revised\\_0002](#)  
[liberty square revised\\_0003](#)  
[liberty square revised\\_0004](#)  
[liberty square revised\\_0005](#)

[2015 LD-056](#) Final Plat - First Addition to 1000 Oaks  
City of Madison  
Staff recommends a certification of non-objection with regards to Ch.  
75.08 and S. 236.12(2)(b).

**Attachments:** [aerial](#)  
[27466 1st Addn to 1000 Oaks\\_0001](#)  
[27466 1st Addn to 1000 Oaks\\_0002](#)  
[27466 1st Addn to 1000 Oaks\\_0003](#)  
[27466 1st Addn to 1000 Oaks\\_0004](#)  
[27466 1st Addn to 1000 Oaks\\_0005](#)  
[27466 1st Addn to 1000 Oaks\\_0006](#)  
[27466 1st Addn to 1000 Oaks\\_0007](#)  
[27466 1st Addn to 1000 Oaks\\_0008](#)

[2015 LD-062](#) Land Division Waiver - Aspen Meadow Estates, Outlot 3  
Town of Middleton, Section 32  
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow the proposed  
outlot to have less than the required frontage on a public street.

**Attachments:** [2014\\_aerial](#)  
[156911-P-Plat](#)  
[20160215\\_Aspen\\_Meadow\\_Estates\\_Variance\\_application\\_subdivision\\_ordinan](#)

[2015 LD-060](#) Preliminary Plat - Aspen Meadow Estates  
Town of Middleton, Section 32  
Staff recommends conditional approval.

**Attachments:** [conditional approval](#)  
[156911-P-Plat](#)  
[2014 aerial](#)  
[AspenMeadowEstates review](#)

## F. Resolutions

[2015 RES-465](#) ACKNOWLEDGING RECEIPT OF THE FIRST DANE COUNTY  
SUSTAINABLE OPERATIONS PLAN AND PLANNING NEXT STEPS  
FOR IMPLEMENTATION

**Attachments:** [2015 RES-465](#)  
[2015 RES-465 Sustainable Ops Plan](#)

**Legislative History**

2/5/16 County Board referred to the  
Environment,  
Agriculture & Natural  
Resources  
Committee

This Resolution was referred to the Environment, Agriculture & Natural Resources  
Committee

2/5/16 County Board referred to the Public  
Protection & Judiciary  
Committee

This Resolution was referred to the Public Protection & Judiciary Committee

2/5/16 County Board referred to the Health  
& Human Needs  
Committee

This Resolution was referred to the Health & Human Needs Committee

2/5/16 County Board referred to the Zoning  
& Land Regulation  
Committee

This Resolution was referred to the Zoning & Land Regulation Committee

2/5/16 County Board referred to the Public  
Works &  
Transportation  
Committee

This Resolution was referred to the Public Works & Transportation Committee



2/5/16 County Board referred to the  
Executive Committee  
This Resolution was referred to the Executive Committee

2/5/16 County Board referred to the  
Personnel & Finance  
Committee  
This Resolution was referred to the Personnel & Finance Committee

2/9/16 Public Works & Transportation Committee postponed to the  
Public Works &  
Transportation  
Committee  
A motion was made by RIPP, seconded by de FELICE, that the Resolution be postponed to the Public Works & Transportation Committee, due back by 2/23/2016. The motion carried by a voice vote 5-0; YGP 1-0. Passed

2/16/16 Health & Human Needs Committee recommended for  
approval  
A motion was made by ZWEIFEL, seconded by LEVIN, that this Resolution be recommended for approval. The motion carried by the following vote: 5-0, YGP 1-0 Passed

## G. Ordinance Amendment

## H. Reports to Committee

[2015 RPT-564](#) Status Report in regards to Conditional Use Permit #2103, Oak Park  
Quarry  
Town of Deerfield, Section 29

**Attachments:** [Feb 9 email update](#)  
[Feb 9th Status Report](#)  
[Staff Report on the Oak Park Quarry](#)  
[CUP #2103](#)  
[CUP #2103 Boundaries](#)  
[Quarry map 2](#)

### **Legislative History**

11/10/15 Zoning & Land Regulation Committee suspended from the  
rules  
A motion was made by MATANO, seconded by BOLLIG, to suspend the Committee rules to allow parties for and against the issue to present information. Each side shall have 5 minutes to present information. The motion carried by a voice vote. Passed

