



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Tuesday, June 12, 2018

6:30 PM

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

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A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, and Violante

Present 5 - MARY KOLAR, JERRY BOLLIG, JASON KNOLL, STEVEN PETERS, and HEIDI WEGLEITNER

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

No comments made by the public.

[2018](#)
[RPT-096](#) June 12th ZLR meeting registrants

Attachments: [June 12th registrants](#)

C. Consideration of Minutes

[2018](#)
[MIN-071](#) Minutes of the May 8, 2018 ZLR Committee meeting

Attachments: [05-08-2018 ZLR meeting minutes](#)

A motion was made by BOLLIG, seconded by PETERS, to approve the minutes of the May 8, 2018 ZLR Committee meeting. The motion carried by a voice vote.

[2018](#)
[MIN-072](#) Minutes of the May 22, 2108 ZLR Committee meeting

Attachments: [05-22-2018 ZLR meeting minutes](#)

A motion was made by PETERS, seconded by KNOLL, to approve the minutes of the May 22, 2018 ZLR Committee meeting. The motion carried by a voice vote.

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

[11308](#)

PETITION: REZONE 11308
APPLICANT: MID-TOWN CENTER LLC (Alexander Company)
LOCATION: SOUTHEAST CORNER OF OREGON ROAD AND
NOVATION PARKWAY, SECTION 35, TOWN OF MADISON
CHANGE FROM: C-1 Commercial District TO PUD Planned Unit
Development
REASON: General Development Plan for a 160-unit apartment complex

Attachments: [11308 Ord Amend](#)

[11308 Staff](#)

[11308 Town](#)

[GDP Site Plans](#)

[GDP Building Plans](#)

[GDP Narrative](#)

[Southdale Neighborhood](#)

[Concept Plan for PUD](#)

In favor: Matthew Meier, Jessica Vaughn, and Kendra Bishop

Opposed: Steven Cloyd expressed his concern regarding additional traffic and the noise from Highway 14. Marie Danek registered in opposition.

A motion was made by WEGLEITNER, seconded by KNOLL, to suspend Committee rules in order to act on the petition. The motion carried by the following vote: 5-0.

Ayes: 5 - KOLAR,BOLLIG,KNOLL,PETERSandWEGLEITNER

A motion was made by WEGLEITNER, seconded by PETERS, that the General Development Plan of the Planned Unit Development be recommended for approval. The motion carried by the following vote: 5-0.

Ayes: 5 - KOLAR,BOLLIG,KNOLL,PETERSandWEGLEITNER

[CUP 02416](#) PETITION: CUP 02416
APPLICANT: MILLS STREET PARTNERS LLP
LOCATION: 5336 FELLAND ROAD, SECTION 23, TOWN OF BURKE
CUP DESCRIPTION: concrete batch plant

Attachments: [CUP 2416 Staff Update](#)

[CUP 2416 Map](#)

[CUP 2416 APP](#)

[CUP 2416 Hydrological Report](#)

[Burke Future Land Use Map](#)

[2nd notice for CUP 2416](#)

[Opposition Emails](#)

*In Favor: Scott Zignego, Tim Zignego, Ron Klaas, Buck Sweeny, and Chuck Delorey.
Opposed: Bob Ness expressed his concerns regarding the batch plant being incompatible with the surrounding land uses; the plant having a negative impact on property values; the land being more suitable for other land uses (residential); and the truck traffic will present a serious safety hazard.*

The Committee took no action on the petition.

A motion was made by WEGLEITNER, seconded by KNOLL, to direct staff to include 5 emails and the letter submitted at the meeting into the official record. The motion carried by a voice vote.

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

[11282](#)

PETITION: REZONE 11282
APPLICANT: HENRY M CAMPBELL IV
LOCATION: 4752 OLD INDIAN TRAIL, SECTION 4, TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District,
A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: creating two residential lots

Attachments: [11282 Ord Amend](#)
[11282 Staff Update](#)
[11282 Town](#)
[11282 density](#)
[11282 Town Building Envelope Approval](#)
[11282 Map](#)
[11282 APP](#)

A motion was made by BOLLIG, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 5-0.

1. A shared driveway agreement shall be recorded with the Register of Deeds which follows the requirements of DCCO Section 75.19(8).
2. The building envelope which was approved by the Town of Vermont shall be shown on the certified survey map.

Ayes: 5 - KOLAR,BOLLIG,KNOLL,PETERSandWEGLEITNER

F. Plats and Certified Survey Maps

[2018 LD-013](#)

Henry Campbell - Shared Access Easement
Town of Vermont
Staff recommends conditional approval of the shared access easement.
Shared access agreement shall meet the provisions set forth within Ch.
75.19(8) and be recorded at the time the Certified Survey Map is recorded.

Attachments: [map](#)
[sketch](#)
[20180606114524](#)
[Shared Driveway Easement Application](#)

A motion was made by BOLLIG, seconded by PETERS, to allow the petitioner to use the shared access easement provision found under DCCO 75.19(8). The motion carried by the following vote: 5-0.

Ayes: 5 - KOLAR,BOLLIG,KNOLL,PETERSandWEGLEITNER

[2018 LD-012](#) Final Plat - Autumn Ridge
Village of Oregon
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27857 AUTUMN RIDGE](#)

Moved by BOLLIG, seconded by KNOLL, to certify the final plat with no objections. Motion carried by a voice vote, 5-0.

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2018 RPT-076](#) Staff Report regarding Wisconsin Act 67

Attachments: [Act 67 Memo to ZLR June 2018](#)
[Other Act 67 analyses](#)
[Act 67](#)

Planning and Development Director Todd Violante provided a summary to the Committee regarding the impacts of 2017 Wisconsin Act 67 regarding conditional use permits.

Jim Pulvermacher, Dane County Towns Association, provided a perspective from the Town's point of view and discussed the challenges faced with reviewing conditional use permits.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by BOLLIG, seconded by WEGLEITNER, to adjourn the June 12, 2018 meeting of the Zoning and Land Regulation Committee at 8:17pm. The motion carried unanimously.

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