



# Dane County

## Minutes - Final-revised

### Zoning & Land Regulation Committee

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Tuesday, February 14, 2017

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: Lane and Violante

Youth Governance Members present: Garrett Stolen.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

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

No comments made by the public.

[2016  
RPT-683](#)

Registrations at the February 14, 2017 ZLR Work Meeting

Attachments: [20170216130354](#)

#### C. Consideration of Minutes

[2016  
MIN-514](#)

Minutes of the January 10, 2017 Zoning and Land Regulation Committee meeting

Attachments: [01-10-17 ZLR work meeting minutes](#)

A motion was made by O'LOUGHLIN, seconded by MATANO, that the minutes of the January 10, 2017 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

[2016  
MIN-515](#)

Minutes of the January 24, 2017 Zoning and Land Regulation Committee meeting

Attachments: [01-24-17 ZLR public hearing minutes](#)

A motion was made by O'LOUGHLIN, seconded by MATANO, that the minutes of the January 24, 2017 Zoning and Land Regulation Committee meeting be approved. The motion carried by a voice vote.

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

[11070](#)

PETITION: REZONE 11070  
APPLICANT: BARBARA J HELLENBRAND  
LOCATION: 5441 ENCHANTED VALLEY ROAD, SECTION 23, TOWN OF BERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: creating one residential lot

**Attachments:** [11070 Staff Update](#)

[11070 Town](#)

[11070 Density](#)

[11070 Map](#)

[11070 App](#)

[11070 Ord Amend](#)

**A motion was made by BOLLIG, seconded by O'LOUGHLIN, that the Zoning Petition be recommended for approval. The motion carried, 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[11082](#)

PETITION: REZONE 11082  
APPLICANT: BARLIE FAM 4 LLC  
LOCATION: 6433 NESBITT ROAD, SECTION 12, TOWN OF VERONA  
CHANGE FROM: C-2 Commercial District TO C-2 Commercial District  
REASON: Expand land uses to include storage/sales/repair of vehicles  
and machinery and bulk fuel storage/sales

**Attachments:** [11082 Staff](#)  
[11082 Town](#)  
[11082 Map](#)  
[11082 App](#)  
[11082 Ord Amend](#)

A motion was made by O'LOUGHLIN, seconded by MILES, that the Zoning Petition be recommended for approval subject to the following conditions:

Recording of an amendment to the existing deed restrictions to limit commercial uses of the property exclusively to the following:

1. Operation of a landscaping, snow removal and composting/solid waste disposal business.
2. Repairs, storage, sales, rental or leasing of new and used contractor's machinery and equipment.
3. Major repairs to motor vehicles.
4. Off-premise advertising (billboard) signage is prohibited.

The motion carried, 5-0.

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[CUP 2343](#)

PETITION: CUP 2343

APPLICANT: DALE L STENJEM

LOCATION: SOUTH OF 140 LAGOON DRIVE, SECTION 1, TOWN OF  
CHRISTIANA

CUP DESCRIPTION: communication tower

**Attachments:** [CUP 2343 Status Update](#)

[CUP 2343 Staff Update](#)

[CUP 2343 US Cellular response to water tower collocation option](#)

[CUP 2343 \(Cambridge Village Board opposes tower, supports water  
tower improvements\)](#)

[CUP 2343 \(Email from Village of Cambridge President to ZLR  
members\)](#)

[CUP 2343 Opposition petition](#)

[CUP 2343 staff report - US Cellular cell tower \(Town of Christiana\)](#)

[CUP 2343 Town](#)

[CUP 2343 Map](#)

[CUP 2343 revised location](#)

[CUP 2343 RF Engineering Report](#)

[CUP 2343 APP](#)

**LANE provided an update to the committee. US Cellular is in ongoing discussions with the Village of Cambridge to investigate siting options on the village water tower property. No action required and none taken.**

**F. Plats and Certified Survey Maps**

**G. Resolutions**

**H. Ordinance Amendment**

**I. Items Requiring Committee Action**

[2016](#)  
[ACT-544](#)

Discussion and possible action of the revocation of Conditional Use Permit #2092  
Jon and Wendy Steinhauer  
1861 Sandy Ridge Court, Section 34, Town of Springdale  
Reason: violation of conditions of approval for a limited family business (auto repair)

**Attachments:** [Staff Report on CUP #2092](#)  
[Town input regarding CUP #2092](#)  
[2008 1861 Sand Ridge Violation](#)  
[2016 1861 Sand Ridge Violation](#)  
[Town meeting minutes](#)

Lane provided a summary of concerns that have been raised with Conditional Use Permit #2092 for a limited family business (auto repair business). Concerns have been expressed by town officials that the use has grown beyond a "limited" family business. Discussion ensued. The owner's agent indicated that an effort is being made to find an alternate location of the auto repair business.

A motion was made by MATANO, seconded by MILES, that CUP 2343 be postponed to the June public hearing to consider revocation. The motion carried by a voice vote.

Finding of Fact: The Zoning Division inspection report discovered the landowner violating the conditions of the CUP by storing vehicles in excess of 2 vehicles outside. The expansion of the business to a full-time operation may conflict with the standards of obtaining approval for a conditional use permit.

## J. Reports to Committee

[2016](#)  
[RPT-656](#)

Report of approved Certified Survey Maps

**Attachments:** [Feb 2017](#)

The Committee was unable to open the document regarding the staff's approval of recent certified survey maps. The report will be placed on the February 28th agenda.

## K. Other Business Authorized by Law

## L. Adjourn

A motion was made by MATANO, seconded by O'LOUGHLIN, that the Zoning and Land Regulation Committee be adjourned at 7:20 pm. The motion carried unanimously.

*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.*