



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, March 22, 2016

7:00 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

##### [10948](#)

PETITION: REZONE 10948  
APPLICANT: KATHLEEN D CORRELL  
LOCATION: NORTH OF 788 HILLSIDE ROAD, SECTION 14, TOWN OF ALBION  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District  
REASON: creating one residential lot

**Attachments:**

[10948 Staff](#)

[10948 Town](#)

[10948 Density](#)

[10948 Map](#)

[10948 App](#)

##### [10949](#)

PETITION: REZONE 10949  
APPLICANT: THOMAS R BUCHANAN  
LOCATION: 399 CANAL ROAD, SECTION 11, TOWN OF MEDINA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: separating existing residence from farmland

**Attachments:**

[10949 Staff](#)

[10949 Town](#)

[10949 Density](#)

[10949 Map](#)

[10949 App](#)

[10950](#)

PETITION: REZONE 10950  
APPLICANT: JOSEPH C DISALVO  
LOCATION: 7079 FRENCHTOWN ROAD, SECTION 22, TOWN OF MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District, A-1EX Agriculture District TO R-1A Residence District  
REASON: shifting of property lines between adjacent land owners

**Attachments:**

[10950 Staff](#)

[10950 Town](#)

[10950 Map](#)

[10950 App](#)

[10952](#)

PETITION: REZONE 10952  
APPLICANT: ROCKY HILL FARM LLC  
LOCATION: 6494 COUNTY HIGHWAY KP, SECTION 34, TOWN OF ROXBURY  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, RH-2 Rural Homes District, and A-4 Agriculture District  
REASON: creating three residential lots

**Attachments:**

[10952 Staff](#)

[10952 Town](#)

[10952 Density](#)

[10952 Map](#)

[10952 App](#)

[10953](#)

PETITION: REZONE 10953  
APPLICANT: DON WAHLIN (DCW INVESTMENTS LLC)  
LOCATION: NORTH OF 3524 OLD STAGE ROAD, SECTION 35, TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District  
REASON: create a small agriculture lot for hunting

**Attachments:**

[10953 Staff](#)

[10953 Density](#)

[10953 Map](#)

[10953 App](#)

[10954](#)

PETITION: REZONE 10954  
APPLICANT: THOMAS O VEUM  
LOCATION: SOUTH OF 3415 US HIGHWAY 138, SECTION 12,  
TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:**

- [10954 Staff](#)
- [10954 Town](#)
- [10954 Density](#)
- [10954 Map](#)
- [10954 App](#)

[10955](#)

PETITION: REZONE 10955  
APPLICANT: DALE E BONESS  
LOCATION: 2292 COUNTY HIGHWAY Z, SECTION 19, TOWN OF  
BLUE MOUNDS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:**

- [10955 Staff](#)
- [10955 Town](#)
- [10955 Density](#)
- [10955 Map](#)
- [10955 App](#)

[10956](#)

PETITION: REZONE 10956  
APPLICANT: MARK A STROHMENGER  
LOCATION: 1785 STROHMENGER LANE, SECTION 1, TOWN OF  
SUN PRAIRIE  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:**

- [10956 Staff](#)
- [10956 Map](#)
- [10956 App](#)

[CUP 2334](#)

PETITION: CUP 02334  
APPLICANT: WINGRA REAL ESTATE LLC  
LOCATION: 201 COUNTY HIGHWAY MM, SECTION 36, TOWN OF OREGON  
CUP DESCRIPTION: expand existing mineral extraction site

**Attachments:**

[CUP 2334 Staff](#)  
[CUP 2334 Town](#)  
[CUP 2334 Map](#)  
[Tab 1 - Application and Legal Description](#)  
[Tab 2 - Submittal Requirements](#)  
[Tab 3 - Reclamation Plan Details](#)  
[Tab 4 - Supplemental Information](#)  
[Tab 5 - Proposed Conditions](#)  
[Tab 6 - Six Standards of a CUP](#)  
[Tab 7 - Operations & Reclamation Plan](#)  
[Tab 8 - Gravel Potential Map and Deposit Registration](#)  
[Tab 9 - Well Protection - Fugitive Dust Plan - SPCC Plan](#)  
[Village of Brooklyn comments](#)  
[P&D Response to the Village of Brooklyn Letter 3-17-16](#)

[CUP 2335](#)

PETITION: CUP 02335  
APPLICANT: COUNTRY VIEW ENTERPRISES LLC  
LOCATION: 1350 SOUTH FISH HATCHERY ROAD, SECTION 9, TOWN OF OREGON  
CUP DESCRIPTION: amending existing CUP for a kennel operation to allow an outdoor play area and pasturing of large animals

**Attachments:**

[CUP 2335 Staff](#)  
[Vet Clinic Site Maps](#)  
[CUP 2335 Map](#)  
[2335 CUP App](#)

[2015 OA-036](#)

AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE TOWN OF BLACK EARTH COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

**Attachments:**

[OA36 2015 Staff memo](#)

[BlackEarthPH\\_Memo](#)

[2015 OA-036](#)

[Comp plan final version 6-2015](#)

[2015 OA-036 Fiscal Note](#)

[Comp plan final version 6-2015](#)

**Legislative History**

1/22/16	County Board	referred to the Zoning & Land Regulation Committee
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This Ordinance was referred to the Zoning & Land Regulation Committee

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

[10931](#)

PETITION: REZONE 10931  
APPLICANT: STEPHEN D CHAMPAGNE  
LOCATION: 2059 RINDEN ROAD, SECTION 11, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: creating two residential lots

**Attachments:**

[10931 Staff Update](#)

[Town meeting minutes](#)

[Petitioner response to staff suggestions](#)

[Agent response](#)

[Sanitarian report](#)

[10931 Site Inspection](#)

[10931 Town](#)

[10931 Density](#)

[10931 Map](#)

[10931 App](#)

**Legislative History**

1/26/16      Zoning & Land Regulation      postponed to the  
Committee      Committee      Zoning & Land  
Regulation  
Committee

A motion was made by KOLAR, seconded by MATANO, that this Zoning Petition be postponed until Town comments are received regarding the pending violation. Staff is instructed to contact the Town of Pleasant Springs and obtain a recommendation on the corrective action needed for the illegal residence on the property. The motion carried by the following vote: 3-0. Passed

[CUP 2103](#)

REVIEW AND POSSIBLE REVOCATION OF CUP #2103

Landowner: Oak Park Quarry, LLC

Location: 3522 Oak Park Road, Section 29, Town of Deerfield

Reason: compliance with conditions of approval and standards found in Dane County Code of Ordinances Section 10.255(2)(h)

**Attachments:**

[Staff Update](#)

[Staff Report on the Oak Park Quarry](#)

[Petitioner's response](#)

[Additional emails from Berninger, Schuster, Konkel](#)

[Update from Town of Deerfield](#)

[Update from Mineral Extraction Operator](#)

[Endpoint Solutions additional info on licensing](#)

[Endpoint Solutions letter 12-23-15](#)

[Halverson info from Dec 8th public hearing](#)

[Letter from Town Attorney to ZLR](#)

[Information from Halverson](#)

[Letters from State agencies](#)

[CUP #2103](#)

[CUP #2103 Boundaries](#)

[Email and letters of concern regarding CUP 2103](#)

**Legislative History**

12/8/15      Zoning & Land Regulation      postponed to the  
Committee      Committee      Zoning & Land  
Regulation  
Committee

A motion was made by KOLAR, seconded by SALOV, that the review and possible revocation of Conditional Use Permit #2103 shall be postponed until the January 12, 2016 Zoning and Land Regulation Committee meeting. Staff has been instructed to inform the Committee of the progress being made by the Town and the landowner with regards to resolving their differences. The motion carried by the following vote: 4-0. Chair Miles stated that he would like to see progress made by the landowner on providing all information to make the blasting license application and mineral extraction operation license application complete. He would like to see progress made by the Town of Deerfield to correct the issue regarding the required frequency of the ground vibration as noted in the Town ordinance. Passed

1/12/16 Zoning & Land Regulation postponed to the  
Committee Zoning & Land  
Regulation  
Committee

A motion was made by SALOV, seconded by BOLLIG, that the review and possible revocation of CUP #2103 be postponed to the April 26th Zoning & Land Regulation Committee meeting. Staff is instructed to provide a progress report to the Committee every 2 weeks. The motion carried by the following vote: 5-0. Passed

## E. Plats and Certified Survey Maps

[2015 LD-066](#) Final Plat - West Prairie Village, Main Street South 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](#)  
[27479 West Prairie Village Main St. S. Addn\\_0001](#)  
[27479 West Prairie Village Main St. S. Addn\\_0002](#)  
[27479 West Prairie Village Main St. S. Addn\\_0003](#)

[2015 LD-065](#) Land Division Waiver - Rocky Hill Farm 4-lot CSM  
Town of Middleton, Section 32  
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow proposed lots 2 and 3 to have less and no frontage on a public street.

**Attachments:** [aerial](#)  
[20160315141645](#)

[2015 LD-059](#) Don Wahlin Certified Survey Map - Land Division Waiver  
Town of Rutland, Section 35  
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow proposed lot to have no frontage on a public street.

**Attachments:** [20160212133636](#)  
[2014\\_aerial](#)

## F. Resolutions

## G. Ordinance Amendment

[2015 OA-036](#)

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**Attachments:**

[OA36 2015 Staff memo](#)

[BlackEarthPH\\_Memo](#)

[2015 OA-036](#)

[Comp plan final version 6-2015](#)

[2015 OA-036 Fiscal Note](#)

[Comp plan final version 6-2015](#)

**Legislative History**

1/22/16	County Board	referred to the Zoning & Land Regulation Committee
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This Ordinance was referred to the Zoning & Land Regulation Committee

## H. Reports to Committee

## I. Other Business Authorized by Law

## J. Adjourn

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto: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.*