

Dane County



Minutes

Tuesday, July 28, 2015

7:00 PM

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

Zoning & Land Regulation Committee

A. Call to Order

Chair Miles called the meeting of the Zoning and Land Regulation Committee meeting to order at 7:04pm in Room 201.

Staff present: Everson, Lane, and Violante.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

[2015](#)
[RPT-346](#)

Public registrants for the July 28, 2015 Committee ZLR Meeting

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

No comments made by the public.

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

[10851](#)

PETITION: REZONE 10851

APPLICANT: SKAAR JT REV LIVING TR, DUANE L & DOROTHY J

LOCATION: 3920 KESSENICH LANE, SECTION 18, TOWN OF DEERFIELD

CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District , R-1 Residence District TO A-2 (8) Agriculture District

REASON: separating existing residence from farmland

A motion was made by SALOV, seconded by BOLLIG, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.

1. A deed restriction shall be recorded on parcels 0712-184-9000-2 and 0712-184-9340-1 to prohibit residential development on the A-1Ex Exclusive Agriculture zoned land. Housing density rights have been exhausted on the original farm.

In favor: Jim Lowrey

In opposition: None

[10853](#)

PETITION: REZONE 10853

APPLICANT: FEBOCK FARM REV TR

LOCATION: 3557 STATE HIGHWAY 134, SECTION 25, TOWN OF DEERFIELD

CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District

REASON: separating three existing residences from the farmland

A motion was made by KOLAR, seconded by MATANO, to postpone action until the Town Action Report is received. The motion carried by a voice vote.

In favor: Michael Rumpf

In opposition: None

[10855](#)

PETITION: REZONE 10855

APPLICANT: DANZ REV LIVING TR, ROBERT D & FAYE L

LOCATION: WEST OF 9564 SPRING VALLEY ROAD, SECTION 13, TOWN OF MAZOMANIE

CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District

REASON: creating one residential lot

A motion was made by BOLLIG, seconded by SALOV, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Gary Danz

In opposition: None

[10856](#)

PETITION: REZONE 10856

APPLICANT: BEVERLY A JENKINS

LOCATION: 870 N CATES ROAD, SECTION 17, TOWN OF MONTROSE

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District

REASON: separating existing residence from farmland

A motion was made by KOLAR, seconded by SALOV, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: John Krebs

In opposition: None

[10857](#)

PETITION: REZONE 10857

APPLICANT: DIANNA L MCMASTER

LOCATION: 501 MULLER ROAD, SECTION 14, TOWN OF YORK

CHANGE FROM: RH-4 Rural Homes District TO A-2 Agriculture District

REASON: zoning to allow for a limited family business

A motion was made by BOLLIG, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Chris Lukens

In opposition: None

[CUP 2319](#)

PETITION: CUP 2319

APPLICANT: DIANNA L MCMASTER

LOCATION: 501 MULLER ROAD, SECTION 14, TOWN OF YORK

CUP DESCRIPTION: LIMITED FAMILY BUSINESS - SIGN COMPANY

A motion was made by BOLLIG, seconded by MATANO, that the Conditional Use Permit be approved with 9 conditions and conditioned upon zoning petition #10857 becoming effective. The motion carried by a voice vote.

- 1. The business activity is limited to a signage business in the existing accessory building.**
- 2. All business shall be done to order with no storefront.**
- 3. Number of employees: The CUP shall conform to the limited family business requirement by which all employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.**
- 4. Noise from any equipment or machinery used in the operation of the business shall not be a nuisance to neighbors.**
- 5. Outside storage of equipment or materials shall not be permitted.**
- 6. Outdoor lighting shall be dark-sky compliant.**
- 7. Outside loudspeakers shall not be permitted.**
- 8. Signage shall comply with Dane County Code of Ordinances.**
- 9. Sanitary fixtures shall not be permitted in the accessory building.**

In favor: Chris Lukens

In opposition: None

[10858](#)

PETITION: REZONE 10858

APPLICANT: PERRY J HALVERSON

LOCATION: 2251 WASHINGTON ROAD, SECTION 24, TOWN OF PLEASANT SPRINGS

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

REASON: separating existing residence from farmland

A motion was made by KOLAR, seconded by MATANO, to postpone action until the Town Action Report is received. The motion carried by a voice vote.

In favor: Jim Lowrey

In opposition: None

[10859](#)

PETITION: REZONE 10859

APPLICANT: CHARLES E ANDERBERG

LOCATION: SOUTH OF 1157 ROTHIE ROAD, SECTION 32, TOWN OF DEERFIELD

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

REASON: creating one residential lot

A motion was made by SALOV, seconded by KOLAR, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Jim Lowery

In opposition: None

[10860](#)

PETITION: REZONE 10860
APPLICANT: KERRI A KANE
LOCATION: 6667 OLD 113 ROAD, SECTION 30, TOWN OF VIENNA
CHANGE FROM: R-1A Residence District TO A-2 (1) Agriculture District
REASON: rezoning to a district to allow for greater mean height of detached buildings

A motion was made by SALOV, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

**In favor: Mark Kane
In opposition: None**

[10862](#)

PETITION: REZONE 10862
APPLICANT: JAYSON D JONES
LOCATION: 5337 REINER ROAD, SECTION 23, TOWN OF BURKE
CHANGE FROM: A-1 Agriculture District TO C-2 Commercial District
REASON: zoning compliance for existing land uses - trucking company and residence

A motion was made by SALOV, seconded by MATANO, to postpone until the Town Action Report received. The motion carried by a voice vote.

**In favor: Jayson Jones
In opposition: None**

[CUP 2321](#)

PETITION: CUP 2321
APPLICANT: JAYSON D JONES
LOCATION: 5337 REINER ROAD, SECTION 23, TOWN OF BURKE
CUP DESCRIPTION: RESIDENCE FOR A CARETAKER OR WATCHMAN

A motion was made by MATANO, seconded by BOLLIG, to postpone until the Town Action Report is received. The motion carried by a voice vote.

**In favor: Jayson Jones
In opposition: None**

[10863](#)

PETITION: REZONE 10863
APPLICANT: PATRICK W COFFEY
LOCATION: WEST OF 4433 RIDGE ROAD, SECTION 12, TOWN OF COTTAGE GROVE
CHANGE FROM: A-4 Agriculture District TO RH-1 Rural Homes District, RH-1 Rural Homes District TO A-4 Agriculture District
REASON: shifting of property lines between adjacent land owners

A motion was made by SALOV, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

**In favor: Sitvin Kurt
In opposition: None**

[10865](#)

PETITION: REZONE 10865

APPLICANT: KALTENBERG TRUST

LOCATION: JUST EAST OF 4661 PIERCEVILLE ROAD, SECTION 34, TOWN OF SUN PRAIRIE

CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District

REASON: creating one residential lot

A motion was made by BOLLIG, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Joe Kaltenberg

In opposition: None

[CUP 2314](#)

PETITION: CUP 2314

APPLICANT: TOWN OF VERONA

LOCATION: 7685 COUNTY HIGHWAY PD, SECTION 8, TOWN OF VERONA

CUP DESCRIPTION: governmental uses - town hall and public works facility

A motion was made by BOLLIG, seconded by MATANO, that the Conditional Use Permit be approved with 1 condition. The motion carried by a voice vote.

1. The conditional use permit shall be for the Verona town hall and garage and ancillary governmental uses in the RH-4 and A-2 zoning districts.

In favor: Mark Geller and Amanda Arnold

In opposition: None

[CUP 2318](#)

PETITION: CUP 2318

APPLICANT: BRIAN D RING

LOCATION: 2891 VINBURN ROAD, SECTION 20, TOWN OF BRISTOL

CUP DESCRIPTION: dependency living arrangements/pool house

A motion was made by BOLLIG, seconded by KOLAR, that the Conditional Use Permit be approved with 2 conditions. The motion carried by a voice vote.

1. The 24' x 24' addition on the south side of the single-family dwelling shall only be used by members of the immediate family. In no event shall the space be used for general rental purposes.

2. The conditional use permit shall expire upon sale of the property to an unrelated third party.

In favor: Brian Ring

In opposition: None

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

E. Plats and Certified Survey Maps

[2015 LD-026](#) Final Plat - Western Sunset Estates
City of Sun Prairie
Staff recommends a certification of non-objection.

A motion was made by KOLAR, seconded by BOLLIG, that the plat be certified with no objections . The motion carried by a voice vote.

[2015 LD-027](#) Final Plat - Rockweiler Plat
City of Verona
Staff recommends a certification of non-objection.

A motion was made by MATANO, seconded by KOLAR, that the plat be certified with no objections . The motion carried by a voice vote.

F. Resolutions

G. Ordinance Amendment

H. Reports to Committee

I. Other Business Authorized by Law

J. Adjourn

A motion was made by MATANO, seconded by BOLLIG, to adjourn the meeting at 7:32pm. The motion carried unanimously.

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.