



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, July 25, 2017

6:30 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. Consideration of Minutes

[2017 MIN-185](#) Minutes of the May 9, 2017 Zoning & Land Regulation Committee Meeting

**Attachments:** [5-09-17 ZLR work meeting minutes](#)

[2017 MIN-184](#) Minutes of the May 23, 2017 Zoning & Land Regulation Committee meeting

**Attachments:** [5-23-17 ZLR public hearing minutes](#)

[2017 MIN-186](#) Minutes of the June 13, 2017 Zoning & Land Regulation Committee meeting

**Attachments:** [6-13-17 ZLR work meeting minutes](#)

[2017 MIN-187](#) Minutes of the June 27, 2017 Zoning & Land Regulation Committee meeting

**Attachments:** [6-27-17 ZLR public hearing minutes](#)

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

[11154](#) PETITION: REZONE 11154  
APPLICANT: AMY C FROCHTZWEIG  
LOCATION: 2277 RINDEN ROAD, SECTION 10, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District  
REASON: zoning to allow for a limited family business

**Attachments:** [11154 - CUP 2383 Staff](#)  
[11154 Town](#)  
[11154 Map](#)  
[11154 App](#)

[CUP 02383](#) PETITION: CUP 02383  
APPLICANT: AMY C FROCHTZWEIG  
LOCATION: 2277 RINDEN ROAD, SECTION 10, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District  
CUP DESCRIPTION: LIMITED FAMILY BUSINESS (WELDING OPERATION)

**Attachments:** [11154 - CUP 2383 Staff](#)  
[11154 - CUP 2383 Town](#)  
[11154 - CUP 2383 Map](#)  
[CUP 02383 App](#)

[11155](#) PETITION: REZONE 11155  
APPLICANT: KENNETH H SCHULENBERG  
LOCATION: 3311 COUNTY HIGHWAY P, SECTION 33, TOWN OF CROSS PLAINS  
CHANGE FROM: RH-3 Rural Homes District TO LC-1 Limited Commercial District  
REASON: zoning to allow for lawn care company operations

**Attachments:** [11155 Staff](#)  
[11155 Town](#)  
[11155 Map](#)  
[11155 App](#)

[11156](#)

PETITION: REZONE 11156  
APPLICANT: MARY P HENMAN  
LOCATION: NORTH OF THUMPER ROAD, SECTION 34, TOWN  
OF VERMONT  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District, RH-3 Rural Homes District TO A-1EX Agriculture District  
REASON: changing residential building site

**Attachments:** [11156 Staff](#)  
[11156 Town](#)  
[11156 Map](#)  
[11156 App](#)

[11157](#)

PETITION: REZONE 11157  
APPLICANT: JAMES LAPP  
LOCATION: 3333 STATE HIGHWAY 138, SECTION 12, TOWN  
OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO C-2 Commercial  
District, B-1 Local Business District TO C-2 Commercial District,  
A-1EX Agriculture District TO A-4 Agriculture District  
REASON: rezone for large scale landscaping, snow and tree  
removal business with home for watchman/caretaker

**Attachments:** [11157 - CUP 2384 Staff](#)  
[11157 Town](#)  
[11157 Density](#)  
[11157 Map](#)  
[11157 App](#)

[CUP 02384](#) PETITION: CUP 02384  
APPLICANT: JAMES LAPP  
LOCATION: 3333 STATE HIGHWAY 138, SECTION 12, TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO C-2 Commercial District, B-1 Local Business District TO C-2 Commercial District, A-1EX Agriculture District TO A-4 Agriculture District  
CUP DESCRIPTION: REZONE FOR LARGE SCALE LANDSCAPING, SNOW AND TREE REMOVAL BUSINESS WITH HOME FOR WATCHMAN/CARETAKER

**Attachments:** [11157 - CUP 2384 Staff](#)  
[CUP 2384 Town](#)  
[11157 - CUP 2384 Map](#)  
[CUP 02384 App](#)

[11158](#) PETITION: REZONE 11158  
APPLICANT: ANDREW HALVERSON  
LOCATION: 2522 COUNTY ROAD A, SECTION 9, TOWN OF DUNKIRK  
CHANGE FROM: R-1 Residence District TO A-2 (2) Agriculture District  
REASON: change zoning district to allow for a taller accessory building

**Attachments:** [11158 Staff](#)  
[11158 Town](#)  
[11158 Map](#)  
[11158 App](#)

[11159](#) PETITION: REZONE 11159  
APPLICANT: VINEY ACRES LLC  
LOCATION: 1994 US HIGHWAY 12 & 18, SECTION 35, TOWN OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District  
REASON: creating one residential lot

**Attachments:** [11159 Staff](#)  
[11159 Town](#)  
[11159 Density](#)  
[11159 Map](#)  
[11159 App](#)

[11161](#) PETITION: REZONE 11161  
APPLICANT: MARK H NYHUS  
LOCATION: 2009 MANHATTAN DRIVE, SECTION 28, TOWN OF VERONA  
CHANGE FROM: RH-1 Rural Homes District TO R-2 Residence District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11161 Staff](#)  
[11161 Town](#)  
[11161 Map](#)  
[11161 App](#)

[11162](#) PETITION: REZONE 11162  
APPLICANT: BUHLER FAMILY IRREV TR  
LOCATION: NORTH OF 6134 RIVER ROAD, SECTION 1, TOWN OF WESTPORT  
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11162 Staff](#)  
[11162 Town](#)  
[11162 Map](#)  
[11162 App](#)

[11163](#) PETITION: REZONE 11163  
APPLICANT: MARA K ZIMMERMAN  
LOCATION: EAST OF 4203 TOWER ROAD, SECTION 16, TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11163 Staff](#)  
[11163 Map](#)  
[11163 Density](#)  
[11163 App](#)

[11164](#) PETITION: REZONE 11164  
APPLICANT: DELORES BEST  
LOCATION: 129 COUNTY HIGHWAY DD, SECTION 36, TOWN OF MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District and RH-1 Rural Homes District  
REASON: creating two residential lots one being for an existing residence, and two agricultural lot

**Attachments:** [11164 Staff](#)  
[11164 Town](#)  
[11164 Map](#)  
[11164 Density](#)  
[11164 App](#)

[11165](#) PETITION: REZONE 11165  
APPLICANT: BULLSI LLC  
LOCATION: 4645 STATE HIGHWAY 138, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: RE-1 Recreational District TO C-2 Commercial District  
REASON: allow commercial uses

**Attachments:** [11165 Staff](#)  
[11165 Town](#)  
[11165 Map](#)  
[11165 Village of Oregon comments](#)  
[11165 App](#)

[11166](#) PETITION: REZONE 11166  
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC  
LOCATION: JUST SOUTH OF 3475 SKARSTINDEN ROAD, SECTION 26, TOWN OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District  
REASON: creating one residential lot

**Attachments:** [11166 Staff](#)  
[11166 Town](#)  
[11166 Map](#)  
[11166 Density](#)  
[11166 App](#)

[11167](#) PETITION: REZONE 11167  
APPLICANT: JANET H HOOPE  
LOCATION: 4690 COUNTY HIGHWAY J, SECTION 29, TOWN OF CROSS PLAINS  
CHANGE FROM: RH-2 Rural Homes District TO A-2 Agriculture District, A-1EX Agriculture District TO A-2 Agriculture District  
REASON: creating three residential lots

**Attachments:** [11167 Staff](#)  
[11167 Density](#)  
[11167 Map](#)  
[11167 App](#)

[11168](#) PETITION: REZONE 11168  
APPLICANT: HAACK TR  
LOCATION: 1582 LIBERTY STREET, SECTION 3, TOWN OF PRIMROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: 4 residential lots

**Attachments:** [11168 Staff](#)  
[11168 Map](#)  
[11168 Density](#)  
[11168 App](#)

[11169](#) PETITION: REZONE 11169  
APPLICANT: JAMES T HUTCHINS  
LOCATION: NORTH OF LALLY ROAD, SECTION 28, TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO R-3A Residence District  
REASON: creating residential lot for duplex

**Attachments:** [11169 Staff](#)  
[11169 Map](#)  
[11169 Density](#)  
[11169 App](#)

[CUP 02385](#)      PETITION: CUP 02385  
APPLICANT: SUN PRAIRIE CONCRETE INC  
LOCATION: 5067 REINER ROAD, SECTION 26, TOWN OF  
BURKE  
CUP DESCRIPTION: EXPAND EXISTING MINERAL  
EXTRACTION SITE

**Attachments:**    [CUP 02385 App](#)  
[2385 CityOfMadison](#)  
[2385 Map](#)  
[2385 Staff](#)

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

[11136](#)      PETITION: REZONE 11136  
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC  
LOCATION: 1924 US HIGHWAY 12 & 18, SECTION 35, TOWN  
OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence  
District, A-1EX Agriculture District TO R-3A Residence District  
REASON: separating existing residences from farmland

**Attachments:**    [11136 Staff](#)  
[11136 Town](#)  
[11136 Density 2](#)  
[11136 Map](#)  
[11136 App](#)

**Legislative History**

5/23/17      Zoning & Land Regulation      postponed to the Zoning & Land  
Committee      Regulation Committee

A motion was made by MILES, seconded by MATANO, that this Zoning  
Petition be postponed. The motion carried by the following vote: 4-0. Passed



[11137](#)

PETITION: REZONE 11137  
APPLICANT: LUCY S KURT-MANHART  
LOCATION: 5899 COUNTY HIGHWAY CV, SECTION 8, TOWN  
OF BURKE  
CHANGE FROM: A-1 Agriculture District TO RH-4 Rural Homes  
District, A-1 Agriculture District TO R-1 Residence District  
REASON: separating existing residences from farmland

**Attachments:** [11137 Staff](#)  
[11137 Town](#)  
[11137 Map](#)  
[11137 App](#)

**Legislative History**

5/23/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MILES, seconded by MATANO, that this Zoning  
Petition be postponed due to no town action. The motion carried by the  
following vote: 4-0. Passed

[11139](#)

PETITION: REZONE 11139  
APPLICANT: ESSER FAMILY TR  
LOCATION: 8456 PINE HILL ROAD, SECTION 14, TOWN OF  
CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District, RH-1 Rural Homes District TO RH-2 Rural Homes District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11139 Staff](#)  
[11139 Town](#)  
[11139 Map](#)  
[11139 App](#)

**Legislative History**

6/27/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MATANO, seconded by O'LOUGHLIN, to postpone the  
petition due to lack of town action. The motion carried by the following vote:  
4-0. Passed

[11144](#)

PETITION: REZONE 11144  
APPLICANT: FURSETH FARMS INC  
LOCATION: 731 BASS LAKE ROAD, SECTION 19, TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: separating existing residence from farmland

- Attachments:** [11144 Staff](#)  
[11144 Town](#)  
[11144 Density](#)  
[11144 Map](#)  
[11144 App](#)

**Legislative History**

6/27/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by MATANO, seconded by BOLLIG, to postpone this petition due to lack of town action and representation. The motion carried by the following vote: 5-0. Passed

[11148](#)

PETITION: REZONE 11148  
APPLICANT: THOMAS L SCHALLER  
LOCATION: SOUTH OF NORTH FAIR OAK ROAD, SECTION 23, TOWN OF DEERFIELD  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: creating one residential lot

- Attachments:** [11148 Staff](#)  
[11148 Town](#)  
[11148 Density](#)  
[11148 Map](#)  
[11148 Historic plat of survey](#)  
[11148 Historic Easement](#)  
[11148 App](#)

**Legislative History**

6/27/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by O'LOUGHLIN, seconded by MATANO, to postpone this petition due to lack of town action. The motion carried by the following vote: 5-0. Passed

**F. Plats and Certified Survey Maps**

[2017 LD-021](#) Final Plat - Shady Grove  
Village of Cottage Grove  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)  
[Certified copy](#)

[2017 LD-022](#) Final Plat - Daybreak Valley  
Town of Middleton  
Staff recommends signature of the final plat.

**Attachments:** [2014 aerial](#)  
[conditional approval letter](#)  
[Daybreak Valley Final Plat 2016.11.21](#)

[2017 LD-019](#) Preliminary Plat - Wellington Trace  
Town of Bristol  
Staff recommends conditional approval.

**Attachments:** [7.25.17 conditions](#)  
[map](#)  
[Hart Subdivision Bristol 31 06 13 2017](#)  
[Bird St. Wetland Investigation Results Letter \(1\)](#)  
[Septic System Map](#)  
[Soil Boring Logs](#)  
[Water Table Exhibit \(1\)](#)  
[20170516092311](#)

[2017 LD-020](#) Preliminary Plat - Cherry Wood Ridge  
Town of Middleton  
Acceptance and schedule for 8/08/2017 consideration.

**Attachments:** [acceptance](#)  
[CherryWoodRidgePrelim](#)  
[map](#)  
[Prelim Plat of Cherry Wood Ridge](#)

## G. Resolutions

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

[2017 RPT-196](#) Report of approved Certified Survey Maps

Attachments: [June 2017](#)

## K. Other Business Authorized by Law

## L. Adjourn

*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.*