



# Dane County

## Meeting Agenda - Final Zoning & Land Regulation Committee

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Tuesday, August 26, 2014

7:00 PM

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

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### 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

[10722](#)      PETITION: REZONE 10722  
APPLICANT: JACOBS TRUST  
LOCATION: 4437 GOODLAND PARK ROAD, SECTION 8, TOWN OF DUNN  
CHANGE FROM: B-1 Local Business District TO R-3A Residence District  
REASON: correct violation and rezone to multi family zoning - allow 2 homes on site

**Attachments:**      [10722 Staff.pdf](#)  
[10722 town.pdf](#)  
[10722 Map.pdf](#)  
[10722 App.pdf](#)

[10723](#)      PETITION: REZONE 10723  
APPLICANT: KALTENBERG REV TRUST  
LOCATION: 5202 EASY STREET, SECTION 35, TOWN OF VIENNA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District  
REASON: separating existing residence from farmland

**Attachments:**      [10723 CUP 2278 Staff.pdf](#)  
[10723 Town.pdf](#)  
[10723 Density.pdf](#)  
[10723 CUP 2278 Map.pdf](#)  
[10723 CUP 2278 App.pdf](#)

[CUP 2278](#)      PETITION: CUP 2278  
APPLICANT: KALTENBERG REV TRUST  
LOCATION: 5202 EASY STREET, SECTION 35, TOWN OF VIENNA  
CUP DESCRIPTION: unlimited livestock

**Attachments:**      [10723 CUP 2278 Staff.pdf](#)  
[CUP 2278 Town.pdf](#)  
[10723 CUP 2278 Map.pdf](#)  
[10723 CUP 2278 App.pdf](#)

[10724](#)      PETITION: REZONE 10724  
APPLICANT: DAVID W SMITHBACK  
LOCATION: 1401 COUNTY HIGHWAY B, SECTION 19, TOWN OF  
CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District and RE-1 Recreational District  
REASON: creating one residence lot and one recreational lot

**Attachments:**      [10724 Staff.pdf](#)  
[10724 Town.pdf](#)  
[10724 Map.pdf](#)  
[10724 App.pdf](#)

[10726](#)      PETITION: REZONE 10726  
APPLICANT: RODNEY M BRICKSON  
LOCATION: EAST OF 325 COUNTY HIGHWAY N, SECTION 34,  
TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:**      [10726 Staff.pdf](#)  
[10726 Town.pdf](#)  
[10726 Density.pdf](#)  
[10726 Map.pdf](#)  
[10726 App.pdf](#)

[10727](#) PETITION: REZONE 10727  
APPLICANT: TOWN OF DUNN  
LOCATION: VARIOUS SECTIONS, TOWN OF DUNN  
CHANGE FROM: A-1EX Agriculture District TO VARIOUS ZONING DISTRICTS  
REASON: compliance with the adopted dane county farmland preservation plan per wis stats 91.38

**Attachments:** [10727 Staff.pdf](#)  
[10727 Town.pdf](#)  
[10727 App.pdf](#)

[10728](#) PETITION: REZONE 10728  
APPLICANT: LOUIS L KWIATKOWSKI JR  
LOCATION: 3383 SIGGELKOW ROAD, SECTION 36, TOWN OF BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO R-3A Residence District  
REASON: rezone to district allowing for a duplex

**Attachments:** [10728 Staff.pdf](#)  
[10728 Town.pdf](#)  
[10728 Map.pdf](#)  
[10728 App.pdf](#)

[10730](#) PETITION: REZONE 10730  
APPLICANT: TOWN OF ALBION  
LOCATION: VARIOUS SECTIONS, TOWN OF ALBION  
CHANGE FROM: A-1 EX Agriculture TO Various Zoning Districts  
REASON: compliance with the adopted Dane County Farmland Preservation Plan per Wisc Stats 91.38

**Attachments:** [10730 Staff.pdf](#)  
[10730 Town.pdf](#)  
[Albion FPZ 2014 Rezone\\_Application\\_complete.pdf](#)  
[FPZ Rezone Petition 2014 notice to landowners.pdf](#)

[10732](#) PETITION: REZONE 10732  
APPLICANT: TOWN OF BLOOMING GROVE  
LOCATION: VARIOUS SECTIONS, TOWN OF BLOOMING GROVE  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: compliance with the adopted Dane County Farmland  
Preservation Plan per Wisc Stats 91.38

**Attachments:** [10732 Staff.pdf](#)  
[10732 Town.pdf](#)  
[10732 App.pdf](#)  
[City of Madison comments 8 15 2014.pdf](#)

[10733](#) PETITION: REZONE 10733  
APPLICANT: TOWN OF SPRINGFIELD  
LOCATION: VARIOUS SECTIONS, TOWN OF SPRINGFIELD  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: compliance with the adopted Dane County Farmland  
Preservation Plan per Wisc Stats 91.38

**Attachments:** [10733 Staff.pdf](#)  
[10733 Town.pdf](#)  
[10733 App.pdf](#)

[10734](#) PETITION: REZONE 10734  
APPLICANT: WARREN M SCHMIDT  
LOCATION: 4965 ROMES CORNERS ROAD, SECTION 24, TOWN  
OF OREGON  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District  
REASON: separating existing residence from the farmland and creating  
one residential lot

**Attachments:** [10734 Staff.pdf](#)  
[10734 Density.pdf](#)  
[10734 Town.pdf](#)  
[10734 Map.pdf](#)  
[10734 App.pdf](#)

[10735](#) PETITION: REZONE 10735  
APPLICANT: MICHAEL B DEMINTER  
LOCATION: 2963 WYNDWOOD WAY, SECTION 19, TOWN OF BRISTOL  
CHANGE FROM: R-1 Residence District TO A-1 Agriculture District  
REASON: allow 16 feet maximum height for an accessory building

**Attachments:** [10735 Staff.pdf](#)  
[10735 Town.pdf](#)  
[10735 Map.pdf](#)  
[10735 App.pdf](#)

[10736](#) PETITION: REZONE 10736  
APPLICANT: LYNELLE J HEIMZEROTH  
LOCATION: NORTH OF 1057 COUNTY HIGHWAY N, SECTION 9, TOWN OF DUNKIRK  
CHANGE FROM: R-2 Residence District TO R-3A Residence District  
REASON: allow for a single-family or two-family dwelling

**Attachments:** [10736 Staff.pdf](#)  
[10736 Map.pdf](#)  
[10736 Wetland Delineation.pdf](#)  
[10736 App.pdf](#)

[10737](#) PETITION: REZONE 10737  
APPLICANT: TOWN OF BLACK EARTH  
LOCATION: VARIOUS SECTIONS, TOWN OF BLACK EARTH  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: compliance with the adopted Dane County Farmland Preservation Plan per Wisc Stats 91.38

**Attachments:** [10737 Staff.pdf](#)  
[10737 Town.pdf](#)  
[10737 App.pdf](#)  
[10737 Deed Notice Example](#)

[10738](#) PETITION: REZONE 10738  
APPLICANT: TOWN OF RUTLAND  
LOCATION: VARIOUS SECTIONS, TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO Various Districts  
REASON: compliance with the adopted Dane County Farmland Preservation Plan per Wisc Stats 91.38

**Attachments:** [10738 Staff.pdf](#)  
[10738 Town.pdf](#)  
[10738 App.pdf](#)

[10739](#) PETITION: REZONE 10739  
APPLICANT: TODD H TREICHEL  
LOCATION: 6658 HARVEST HILL ROAD, SECTION 11, TOWN OF  
SPRINGFIELD  
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture District  
REASON: allow maximum height of 35 feet for an accessory building

**Attachments:** [10739 Staff.pdf](#)  
[10739 Town.pdf](#)  
[10739 Map.pdf](#)  
[10739 App.pdf](#)

[10740](#) PETITION: REZONE 10740  
APPLICANT: DCW INVESTMENTS LLC  
LOCATION: 3614 OLD STAGE ROAD, SECTION 35, TOWN OF  
RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District, RH-2 Rural Homes District, and A-4 Agriculture District  
REASON: separating existing residence from farmland and creating two  
residential lots

**Attachments:** [10740 Staff.pdf](#)  
[10740 Density.pdf](#)  
[10740 Town.pdf](#)  
[10740 Map.pdf](#)  
[10740 App.pdf](#)

[10741](#) PETITION: REZONE 10741  
APPLICANT: TODD M MENZEL  
LOCATION: 1815 BRISTOL ROAD, SECTION 1, TOWN OF BRISTOL  
CHANGE FROM: A-1 Agriculture District TO A-2 (2) Agriculture District  
REASON: allow the keeping of livestock on the property

**Attachments:** [10741 Staff.pdf](#)  
[10741 Town.pdf](#)  
[10741 Map.pdf](#)  
[10741 App.pdf](#)

[10742](#) PETITION: REZONE 10742  
APPLICANT: ROBERT A SWITZKY  
LOCATION: WEST OF 5441 COUNTY HIGHWAY A, SECTION 22,  
TOWN OF OREGON  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:** [10742 Staff.pdf](#)  
[10742 Density.pdf](#)  
[10742 Town.pdf](#)  
[10742 Map.pdf](#)  
[10742 App.pdf](#)

[10743](#) PETITION: REZONE 10743  
APPLICANT: AMY M FLUKE  
LOCATION: 3098 HOPE HOLLOW TRAIL, SECTION 30, TOWN OF  
COTTAGE GROVE  
CHANGE FROM: A-2 (1) Agriculture District TO B-1 Local Business  
District  
REASON: zoning to allow an event auditorium

**Attachments:** [10743 Staff.pdf](#)  
[10743 Town.pdf](#)  
[10743 Map.pdf](#)  
[10743 App.pdf](#)

[10746](#) PETITION: REZONE 10746  
APPLICANT: AP WHALEY LLC  
LOCATION: NORTHEAST OF 1926 SYVRUD ROAD, SECTION 26,  
TOWN OF BLUE MOUNDS  
CHANGE FROM: RH-4 Rural Homes District TO A-B Ag-Business  
District  
REASON: allow seed production business

**Attachments:** [10746 Staff.pdf](#)  
[10746 Town.pdf](#)  
[10746 Map.pdf](#)  
[10746 App.pdf](#)

[CUP 2277](#) PETITION: CUP 2277  
APPLICANT: HENRY LAND LLC  
LOCATION: 7790 PATTON ROAD, SECTION 3, TOWN OF VIENNA  
CUP DESCRIPTION: agricultural entertainment activities exceeding 45 days per year - spirit tasting

**Attachments:** [CUP 2277 Staff.pdf](#)  
[CUP 2277 Town.pdf](#)  
[CUP 2277 Map.pdf](#)  
[2277 App.pdf](#)

[CUP 2279](#) PETITION: CUP 2279  
APPLICANT: DANE COUNTY  
LOCATION: 1000 -1220 EAST VERONA AVENUE, SECTION 14, TOWN OF VERONA  
CUP DESCRIPTION: Allow governmental, institutional, religious or nonprofit community uses within the A-3 Agriculture Zoning District

**Attachments:** [CUP 2279 Staff.pdf](#)  
[CUP 2279 Town.pdf](#)  
[CUP 2279 Map.pdf](#)  
[2279 App.pdf](#)

[CUP 2280](#) PETITION: CUP 2280  
APPLICANT: L&S LLC  
LOCATION: 2275 FLORENCE DRIVE, SECTION 34, TOWN OF BRISTOL  
CUP DESCRIPTION: mineral extraction operation

**Attachments:** [CUP 2280 Staff.pdf](#)  
[CUP 2280 Town.pdf](#)  
[CUP 2280 Map.pdf](#)  
[CUP 2280 App.pdf](#)

[CUP 2281](#) PETITION: CUP 2281  
APPLICANT: FIRST RATE RESORTS LLC  
LOCATION: 2671 CIRCLE DRIVE, SECTION 20, TOWN OF PLEASANT SPRINGS  
CUP DESCRIPTION: sale of alcoholic beverage by the glass

**Attachments:** [CUP 2281 Staff.pdf](#)  
[CUP 2281 Town.pdf](#)  
[CUP 2281 Map.pdf](#)  
[CUP 2281 App.pdf](#)



[CUP 2282](#)      PETITION: CUP 2282  
APPLICANT: MANDY M THOMAS  
LOCATION: 2796 WHITE CROSSING ROAD, SECTION 7, TOWN OF  
VERONA  
CUP DESCRIPTION: unlimited livestock - horse boarding

**Attachments:**      [CUP 2282 Staff.pdf](#)  
[CUP 2282 Map.pdf](#)  
[CUP #2282 proposed.pdf](#)  
[CUP 2282 App.pdf](#)

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

### **F. Plats and Certified Survey Maps**

[2014 LD-029](#)      St. Joseph's Ventures 2-lot Certified Survey Map  
Town of Madison, section 34

**Attachments:**      [aerial layout.pdf](#)  
[Madison St.Joseph Ventures LLC CSM Review 080714.pdf](#)  
[sheet\\_1.pdf](#)

[2014 LD-030](#)      Dettman proposed 4-lot CSM, Shared Driveway Easement  
Town of Cross Plains, Section 15

**Attachments:**      [aerial layout.pdf](#)  
[Donofrio\\_14080816\\_52\\_36.pdf](#)  
[Donofrio\\_14080816\\_52\\_56.pdf](#)

[2014 LD-031](#)      Dale Secher proposed 2-lot CSM, Shared access Easement  
Town of Oregon, Section 16

**Attachments:**      [secher shared driveway agreement.PDF](#)

[2014 LD-032](#)      Ehle proposed 2-lot CSM  
Town of Dunkirk, Section 8  
Proposed Lot 2 is seeking approval with no public road frontage.

**Attachments:**      [aerial layout.pdf](#)  
[content.pdf](#)

### **G. Resolutions**

### **H. Ordinance Amendment**

[2014 OA-042](#) AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

**Sponsors:** Supervisor MILES, Supervisor MATANO, Supervisor KOLAR, Supervisor RIPP, Supervisor McCARVILLE, Supervisor KRAUSE, Supervisor CHENOWETH, Supervisor WEGLEITNER, Supervisor O'LOUGHLIN, Supervisor PAN, Supervisor STUBBS, Supervisor SOLBERG, Supervisor CLAUSIUS, Supervisor ZWEIFEL, Supervisor NELSON, Supervisor SALOV, Supervisor PERTL, RITT, Supervisor BOLLIG, Supervisor LEVIN and Supervisor RUSK

**Attachments:** [2014 OA-042.pdf](#)  
[Farmland Preservation Plan Text changes](#)  
[FPP 10 Farmland Preservation Plan Map E Size.pdf](#)  
[DATCP 2014 DaneCo FPP 2014 complete.pdf](#)

**Legislative History**

7/18/14 County Board referred to the Zoning & Land Regulation Committee

**I. Items Requiring Committee Action**

[2014 FTR-050](#) Fund Transfer Request for Clean Air Inventory- POS

**Attachments:** [FundTransferAirProject 2014.pdf](#)

**J. Reports to Committee**

**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.*