



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, April 25, 2017

6:30 PM

City - County Building, ROOM 354
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

[11099](#)

PETITION: REZONE 11099
APPLICANT: DOYLE FARMS INC
LOCATION: NORTH OF 181 UNION ROAD, SECTION 35,
TOWN OF OREGON
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: separate farm buildings from farm

Attachments: [11099 Staff Report](#)
[11099 Revised CSM](#)
[11099 Town](#)
[11099 Density](#)
[11099 Map](#)
[11099 App](#)

[11106](#) PETITION: REZONE 11106
APPLICANT: HANERVILLE REAL ESTATE LLC
LOCATION: 956 VEIUM ROAD, SECTION 14, TOWN OF
DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District
REASON: creating one residential lot

Attachments: [11106 App](#)
[11106 Map](#)
[11106 Town](#)
[11106 Density](#)
[11106 Staff Report](#)

[11107](#) PETITION: REZONE 11107
APPLICANT: GEORGE HAUGE
LOCATION: 1834 SCHADEL ROAD, SECTION 36, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: separating existing residence from farmland

Attachments: [11107 App](#)
[11107 Map](#)
[11107 Town](#)
[11107 Town2](#)
[11107 Staff Report](#)

[11108](#) PETITION: REZONE 11108
APPLICANT: ANDREW E ANDERSON
LOCATION: WEST OF 3825 SHOWER ROAD, SECTION 19,
TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture
District
REASON: creating one residential lot

Attachments: [11108 App](#)
[11108 Map](#)
[11108 Staff Report](#)

[11109](#)

PETITION: REZONE 11109
APPLICANT: STEVEN E SCHULZ
LOCATION: 1027 W MEDINA ROAD, SECTION 33, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District, B-1 Local Business District TO A-2 (4) Agriculture District
REASON: bring existing parcels into compliance with current zoning regulations

Attachments: [Notes11109 App](#)
[11109 Map](#)
[11109 Town](#)
[11109 Staff Report](#)

[11110](#)

PETITION: REZONE 11110
APPLICANT: KUHL JT IRREV LIVING TR, ROBERT M & ALTHEA C
LOCATION: LANDS SOUTH OF 5260 TOWER LINE ROAD, SECTION 26, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: rezoning part of farm creating 2 new residential lots and separating the 2 existing homes from the farm.

Attachments: [11110 App](#)
[11110 Map](#)
[11110 Density](#)
[11110 Town](#)
[11110 Staff Report](#)

[11111](#) PETITION: REZONE 11111
APPLICANT: RONALD J COTTER
LOCATION: 1494 PLEASANT HILL ROAD, SECTION 2, TOWN
OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments: [11111 App](#)
[11111 Map](#)
[11111 Town](#)
[11111 Density](#)
[11111 Staff Report](#)

[11112](#) PETITION: REZONE 11112
APPLICANT: CAROLANN THERESA NELSON
LOCATION: 848 STORYTOWN ROAD, SECTION 17, TOWN OF
OREGON
CHANGE FROM: R-1A Residence District TO R-3 Residence
District, A-1EX Agriculture District TO R-3 Residence District
REASON: combining lots for residential use

Attachments: [11112 App](#)
[11112 Map](#)
[11112 Staff Report](#)
[11112 Town](#)

[11113](#) PETITION: REZONE 11113
APPLICANT: DANIEL S BREUNIG
LOCATION: EAST OF 6625 VIADUCT ROAD, SECTION 12,
TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: creating one residential lot

Attachments: [11113 App](#)
[11113 Town](#)
[11113 Map](#)
[11113 Density](#)
[11113 Density2](#)
[11113 Staff Report](#)

[11114](#) PETITION: REZONE 11114
APPLICANT: WCPRW TR
LOCATION: 7001 COUNTY HIGHWAY P, SECTION 22, TOWN
OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11114 App](#)
[11114 Map](#)
[11114 Town](#)
[11114 Density](#)
[11114 Staff Report](#)

[11116](#) PETITION: REZONE 11116
APPLICANT: KCJ LLC
LOCATION: EAST OF 10260 FERTILE RIDGE ROAD, SECTION
22, TOWN OF BLUE MOUNDS
CHANGE FROM: RH-2 Rural Homes District TO RH-4 Rural
Homes District, A-1EX Agriculture District TO RH-4 Rural Homes
District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11116 App](#)
[11116 Map](#)
[11116 Density](#)
[11116 Town](#)
[11116 Staff Report](#)
[Abandoned CUP notice](#)

[11117](#) PETITION: REZONE 11117
APPLICANT: TIMOTHY P SWEENEY
LOCATION: 2778 PRAIRIE CIRCLE, SECTION 7, TOWN OF
VERONA
CHANGE FROM: A-3 Agriculture District TO RH-1 Rural Homes
District, A-3 Agriculture District TO RH-2 Rural Homes District, A-3
Agriculture District TO RH-3 Rural Homes District, A-3 Agriculture
District TO RH-4 Rural Homes District
REASON: creation of 4 lots

Attachments: [11117 App](#)
[11117 Map](#)
[11117 Staff Report](#)
[11117 Town](#)

[11118](#) PETITION: REZONE 11118
APPLICANT: KIM J BIGLER
LOCATION: 2821 CAVE OF THE MOUNDS ROAD, SECTION 8,
TOWN OF BLUE MOUNDS
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [11118 App](#)
[11118 Map](#)
[11118 Density](#)
[11118 Town](#)
[11118 Staff Report](#)

[11119](#) PETITION: REZONE 11119
APPLICANT: GARY G BARBIAN
LOCATION: 8410 COUNTY HIGHWAY Y, SECTION 11, TOWN
OF ROXBURY
CHANGE FROM: R-1 Residence District TO A-2 Agriculture
District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: separating existing residence from farmland

Attachments: [11119 App](#)
[11119 Map](#)
[11119 Density](#)
[11119 Staff Report](#)
[11119 Town](#)

[11120](#) PETITION: REZONE 11120
APPLICANT: STEPHEN D FLACH
LOCATION: 8716 RIDGE DRIVE, SECTION 27, TOWN OF PRIMROSE
CHANGE FROM: A-2 (8) Agriculture District TO RH-4 Rural Homes District, A-2 (8) Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-4 Rural Homes District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11120 App](#)
[11120 Map](#)
[11120 Staff Report](#)

[11121](#) PETITION: REZONE 11121
APPLICANT: RADEMACHER LIVING TR, BRUCE & SHELLY
LOCATION: 5007 COUNTY HIGHWAY TT, SECTION 34, TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District, R-1 Residence District TO A-2 (2) Agriculture District
REASON: creating one residential lot

Attachments: [11121 Staff Report](#)
[11121 Revised CSM](#)
[11121 Town](#)
[11121 Map](#)
[11121 App](#)

[11122](#) PETITION: REZONE 11122
APPLICANT: KEITH K KRAMER
LOCATION: EAST OF 4721 SCHNEIDER DRIVE, SECTION 30, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District
REASON: creating one residential lot

Attachments: [11122 App](#)
[11122 Map](#)
[11122 Town](#)
[11122 Density](#)
[11122 Staff Report](#)

[11123](#) PETITION: REZONE 11123
APPLICANT: KYLE O KLAWITTER
LOCATION: NORTH OF 1939 HUBRED LANE, SECTION 23,
TOWN OF COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating two residential lots

Attachments: [11123 App](#)
[11123 Map](#)
[11123 Town](#)
[11123 Staff Report](#)

[CUP 2375](#) PETITION: CUP 2375
APPLICANT: MALY ENTERPRISES LLC
LOCATION: 5353 MALY ROAD, SECTION 24, TOWN OF BURKE
CUP DESCRIPTION: tavern

Attachments: [2375 Staff Report](#)
[2375 Town](#)
[2375 Map](#)
[CUP 2375 App](#)

[11133](#) PETITION: REZONE 11133
APPLICANT: DOHM REV LIVING TR, RICHARD E & PAMELA H
LOCATION: 1206 FRITZ ROAD, SECTION 7, TOWN OF
MONTROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [11133 Staff Report](#)
[11133 Town](#)
[11133 Density](#)
[11133 LOMA](#)
[11133 Map](#)
[11133 App](#)

[2016 OA-085](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE TOWN OF BERRY COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [OA-085 2016](#)

[Town of Berry \(500.5\) TDR Program](#)

[Town of Berry Comprehensive Plan Jan 2017 Amendments](#)

[OA 85 2016 staff memo update](#)

[2016OA-085 FISCAL NOTE](#)

Legislative History

2/24/17 County Board referred to the Zoning & Land Regulation Committee

This Ordinance was referred to the Zoning & Land Regulation Committee

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

[11094](#) PETITION: REZONE 11094
APPLICANT: JULIE M DIETERLE
LOCATION: 1952 COUNTY HIGHWAY W, SECTION 30, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland and creating a new residential lot

Attachments: [11094 Staff Update](#)

[11094 Town](#)

[11094 Density](#)

[11094 Map](#)

[11094 App](#)

[11094 Stormwater Review](#)

Legislative History

[2016 LD-061](#) Preliminary Plat - Spruce Hollow Replat No. 1
Town of Middleton
Staff recommends conditional approval.

Attachments: [conditional](#)
[Spruce Hollow Replat review memo](#)
[17-05](#)
[Untitled](#)
[Spruce Hollow Replat No.1 Prelim 2017.03.14](#)

F. Resolutions

G. Ordinance Amendment

[2016 OA-085](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING THE TOWN OF BERRY
COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN

Attachments: [OA-085 2016](#)
[Town of Berry \(500.5\) TDR Program](#)
[Town of Berry Comprehensive Plan Jan 2017 Amendments](#)
[OA 85 2016 staff memo update](#)
[2016OA-085 FISCAL NOTE](#)

Legislative History

2/24/17 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

H. Items Requiring Committee Action

I. Reports to Committee

J. Other Business Authorized by Law

K. Adjourn

*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.