



Dane County

Meeting Agenda - Final-revised

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Tuesday, February 26, 2019

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. Consideration of Minutes

[2018 MIN-439](#) Minutes of the December 18, 2018 Zoning and Land Regulation Committee meeting

Attachments: [12-18-2018 ZLR REVISED meeting minutes](#)

[2018 MIN-467](#) Minutes of the February 12, 2019 Zoning and Land Regulation Committee meeting

Attachments: [2-12-19 ZLR Public Hearing minutes](#)

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

[11382](#) PETITION: REZONE 11382
APPLICANT: ROGER W HERMANSON
LOCATION: 127 COUNTY HIGHWAY N, SECTION 31, TOWN OF ALBION
CHANGE FROM: FP-35 Farmland Preservation TO RR-2 Rural Residential District
REASON: separating residential buildings from farmland and farm buildings

Attachments: [11382 Staff Report](#)
[11382 Town](#)
[11382 Density](#)
[11382 Map](#)
[11382 APP](#)

[11383](#) PETITION: REZONE 11383
APPLICANT: LENOX LANDSCAPE AND SUPPLY LLC
LOCATION: 770 ALBION ROAD, SECTION 16, TOWN OF ALBION
CHANGE FROM: A-2 (4) Agriculture District TO RE-1 Recreational District
REASON: restore recreational zoning back to lands after a temporary concrete batch plant project

Attachments: [11383 Staff Report](#)
[11383 Town](#)
[11383 Map](#)
[11383 APP](#)

[11384](#) PETITION: REZONE 11384
APPLICANT: MARSHA M RALSTON-EDLINGER
LOCATION: 8428 GRINDLE ROAD, SECTION 14, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11384 Staff Report](#)
[11384 Town](#)
[11384 Density](#)
[11384 Map](#)
[11384 APP](#)

[11385](#) PETITION: REZONE 11385
APPLICANT: BRENT A BRATTLIE
LOCATION: 1394 W MEDINA ROAD, SECTION 31, TOWN OF
MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11385 Staff Report](#)

[11385 Town](#)

[11385 Density](#)

[11385 Map](#)

[11385 APP](#)

[11386](#) PETITION: REZONE 11386
APPLICANT: R & R FARMS INC
LOCATION: SOUTH OF 2181 US HIGHWAY 51, SECTION 23, TOWN
OF DUNN
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating two residential lots

Attachments: [11386 Staff Report](#)

[11386 Town](#)

[11386 Density](#)

[11386 Map](#)

[11386 APP](#)

[11387](#) PETITION: REZONE 11387
APPLICANT: TOM & DONNA SAYRE FARMS LLC
LOCATION: SOUTH OF 3046 KINNEY ROAD, SECTION 2, TOWN OF
PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11387 Staff Report](#)

[11387 Town](#)

[11387 Density \(TDR Sending Property\)](#)

[11387 Map](#)

[11387 APP](#)

[11388](#) PETITION: REZONE 11388
APPLICANT: EDGAR K MARKWARDT
LOCATION: EAST OF 1583 BERLIN ROAD, SECTION 6, TOWN OF
MEDINA
CHANGE FROM: A-1 Agriculture District TO A-2 Agriculture District
REASON: creating one residential lot

Attachments: [11388 Staff Report](#)
[11388 Town](#)
[11388 Town Restriction on Animal Units](#)
[11388 Density](#)
[11388 Map](#)
[11388 APP](#)

[02450](#) PETITION: CUP 02450
APPLICANT: DEFOREST, VILLAGE OF
LOCATION: 4209 ANDERSON ROAD, SECTION 9, TOWN OF BURKE
CUP DESCRIPTION: amend conditions for an existing communication
tower

Attachments: [CUP 2450 Staff Report](#)
[CUP 2450 Map](#)
[CUP 2450 - existing CUP 2032 showing condition to be amended](#)
[CUP 02450 APP](#)

[02451](#) PETITION: CUP 02451
APPLICANT: SUSAN F POAST
LOCATION: 1990 HIDDEN RIVER ROAD, SECTION 29, TOWN OF
VERONA
CUP DESCRIPTION: second farm residence

Attachments: [CUP 2451 Staff Report](#)
[CUP 2451 Town](#)
[CUP 2451 Density](#)
[CUP 2451 Map](#)
[CUP 02451 APP](#)

[2018 OA-030](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF VERONA COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

- Attachments:** [2018-OA-30](#)
[2018 OA-30 Community notice](#)
[2019 OA staff memo Verona REVISED 2-13-19](#)
[2018 OA -30 Comprehensive Plan Document Town of Verona, Wiscon](#)
[2018 OA-30 Planned Land Use Map](#)

Legislative History

12/21/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

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

[CUP 02444](#) PETITION: CUP 02444
APPLICANT: THOMAS W WATSON
LOCATION: 1746 STATE HIGHWAY 73, SECTION 34, TOWN OF CHRISTIANA
CUP DESCRIPTION: agricultural entertainment

- Attachments:** [CUP 2444 Staff Update](#)
[CUP 2444 Town](#)
[CUP 2444 Highway access authorization](#)
[CUP 2444 Map](#)
[CUP 2444 APP](#)

Legislative History

12/18/18 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee
A motion was made by WEGLEITNER, seconded by KNOLL, that this Conditional Use Permit be postponed due to concerns regarding State Highway access. The motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

[2018 LD-042](#) Land Division Waiver - Dale Chestnut
Town of Springdale, Section 12
Waiver request from s. 75.19(6)(b)

Attachments: [waiver report](#)
[waiver submittal](#)

G. Resolutions

[2018 RES-537](#) AMENDING THE 2019 OPERATING BUDGET TO FUND LAND
RECORDS BACK INDEXING

Attachments: [2018 RES-537](#)
[2018 RES-537 FISCAL NOTE](#)

Legislative History

2/22/19 County Board referred to the Zoning & Land
Regulation Committee

This Resolution Requiring 2/3rds Vote was referred to the Zoning & Land
Regulation Committee

2/22/19 County Board referred to the Personnel &
Finance Committee

This Resolution Requiring 2/3rds Vote was referred to the Personnel & Finance
Committee

H. Ordinance Amendment

[2018 OA-030](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF
VERONA COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN

Attachments: [2018-OA-30](#)
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Legislative History

12/21/18 County Board referred to the Zoning & Land
Regulation Committee

This Ordinance was referred to the Zoning & Land Regulation Committee

I. Items Requiring Committee Action

[2018 ACT-287](#) 2019-2021 Dane County Legislative Agenda - Zoning and Land Regulation Committee Amendments

Attachments: [2019-2021 LEGISLATIVE AGENDA SUB TO 2018 RES-474 \(PROF 2018 ACT-287 ZLR Leg Agenda Explanation of Suggested Edits](#)

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

Questions? Contact Majid Allan, 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.