



Dane County

Meeting Agenda - Final

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, October 23, 2018

6:30 PM

City - County Building, ROOM 354
2019 County Budget

City - County Building, ROOM 354
2019 County Budget

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

[11343](#)

PETITION: REZONE 11343

APPLICANT: JOHNSON FAMILY TR, KENNETH J & ELEANOR D

LOCATION: 6630 LEE ROAD, SECTION 11, TOWN OF DANE

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

REASON: creating one residential lot

Attachments: [11343 Staff](#)

[11343 Town](#)

[11343 Density](#)

[11343 Map](#)

[11343 APP](#)

[11344](#)

PETITION: REZONE 11344
APPLICANT: GREENSCAPES RE LLC
LOCATION: 5995 COUNTY HIGHWAY D, SECTION 17, TOWN OF OREGON
CHANGE FROM: A-1EX Agriculture District TO C-2 Commercial District, LC-1 Limited Commercial District TO C-2 Commercial District
REASON: expand existing landscaping business to include retail sales of nursery stock and landscaping materials

Attachments: [11344 Staff](#)
[11344 Map](#)
[11344 APP](#)

[11345](#)

PETITION: REZONE 11345
APPLICANT: MULCAHY SURVIVORS TR, JEAN A
LOCATION: WEST OF 6405 LAVINA ROAD, SECTION 25, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District
REASON: creating four lots

Attachments: [11345 Staff](#)
[11345 Town](#)
[11345 Density](#)
[11345 Map 2](#)
[11345 APP](#)

[11346](#)

PETITION: REZONE 11346
APPLICANT: JOSEPH G BESSETTI
LOCATION: 2621 COFFEYTOWN ROAD, SECTION 21, TOWN OF COTTAGE GROVE
CHANGE FROM: A-2 Agriculture District TO C-2 Commercial District
REASON: sale of 5.208 acres of land to neighboring parcel for expansion of construction business

Attachments: [11346 Staff](#)
[11346 Town](#)
[11346 Map](#)
[11346 APP](#)

[11347](#) PETITION: REZONE 11347
APPLICANT: ALISEN E VETTER
LOCATION: SOUTH/SOUTHEAST & SOUTHWEST OF 10550 LAWS
DRIVE, SECTION 21, TOWN OF MAZOMANIE
CHANGE FROM: A-1EX Agriculture District TO CO-1 Conservancy
District, RH-1 Rural Homes District, A-4 Agriculture District
REASON: separating existing residence from farmland

Attachments: [11347 Staff](#)
[11347 Density](#)
[11347 Map](#)
[11347 APP](#)

[11348](#) PETITION: REZONE 11348
APPLICANT: KAREN A MCWILLIAM
LOCATION: 983 HILLSIDE ROAD, SECTION 14, TOWN OF ALBION
CHANGE FROM: R-1 Residence District TO R-1A Residence District,
R-1A Residence District TO R-1 Residence District
REASON: creating two residential lots

Attachments: [11348 Staff](#)
[11348 Town](#)
[11348 Map](#)
[11348 APP](#)

[11349](#) PETITION: REZONE 11349
APPLICANT: MATHAIRE FIELD LLC
LOCATION: 7530 STATE HIGHWAY 73, SECTION 10, TOWN OF
YORK
CHANGE FROM: A-2 Agriculture District TO RE-1 Recreational District
REASON: allow camping along with the existing skydiving operation

Attachments: [11349 CUP 2440 Staff](#)
[11349 CUP 2440 Map](#)
[11349 Revised Map and Legal Description](#)
[11349 APP](#)

[CUP 02440](#) PETITION: CUP 02440
APPLICANT: MATHAIRE FIELD LLC
LOCATION: 7530 STATE HIGHWAY 73, SECTION 10, TOWN OF YORK
CUP DESCRIPTION: campground

Attachments: [CUP 2440 11349 Staff](#)
[CUP 2440 Map](#)
[CUP 2440 Revised Map and Legal Description](#)
[CUP 2440 APP](#)

[11351](#) PETITION: REZONE 11351 Withdrawn
APPLICANT: TYROL PROPERTIES, LLC
LOCATION: 3487 BOHN ROAD, SECTION 33, TOWN OF VERMONT
CHANGE FROM: RE-1 Recreational District TO RE-1 Recreational District
REASON: amend deed restrictions for the RE-1 and B-1 zoning district

Attachments: [11351 App - Withdrawn](#)

[CUP 02441](#) PETITION: CUP 02441
APPLICANT: TYROL PROPERTIES, LLC
LOCATION: 3487 BOHN ROAD, SECTION 33, TOWN OF VERMONT
CUP DESCRIPTION: expand recreational areas lighted at night

Attachments: [CUP 2441 Staff](#)
[Current Deed Restrictions](#)
[Amended CUP Application- Revised 10-10-18 tubing map with approx GPS points](#)
[Current-Proposed Lighting Plan](#)
[Tyrol Plat Map](#)
[Example of lighting](#)

[CUP 02438](#) PETITION: CUP 02438
APPLICANT: STORE MASTER FUNDING I LLC
LOCATION: 4934 FELLAND ROAD, SECTION 35, TOWN OF BURKE
CUP DESCRIPTION: kennel, boarding, grooming and day camp

Attachments: [CUP 2438 Staff](#)
[CUP 2438 Town](#)
[CUP 2438 site-operations plan](#)
[CUP 2438 Map](#)
[CUP 2438 APP](#)

[CUP 02439](#) PETITION: CUP 02439
APPLICANT: RICHARD E RAMSDEN
LOCATION: 1346 STATE HIGHWAY 73, SECTION 3, TOWN OF ALBION
CUP DESCRIPTION: allow for the operation of a limited family business (sawmill) and for the retail sales of wood (agricultural product)

Attachments: [CUP 2439 Staff](#)
[CUP 2439 Town](#)
[CUP 2439 Map](#)
[CUP 2439 APP](#)

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

[11320](#) PETITION: REZONE 11320
APPLICANT: DAVID J ELLESTAD
LOCATION: 8181 COYLE DRIVE, SECTION 25, TOWN OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District, A-2 (2) Agriculture District TO A-2 (4) Agriculture District, A-2 (2) Agriculture District TO A-2 (8) Agriculture District, A-2 (4) Agriculture District TO A-2 (8) Agriculture District
REASON: adding lands to two existing lots

Attachments: [11320 Staff Update](#)
[11320 Town](#)
[11320 Map](#)
[11320 APP](#)

Legislative History

8/28/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by PETERS, seconded by KNOLL, that this Zoning Petition
be postponed due to no town action. The motion carried by the following vote:
3-0. Passed

[11331](#)

PETITION: REZONE 11331
APPLICANT: LUCKY PUP LLC
LOCATION: 2515 US HIGHWAY 51, SECTION 15, TOWN OF DUNN
CHANGE: B-1 Business District to Planned Unit Development (PUD)
REASON: General Development Plan for dog park and restaurant

Attachments: [11331 Staff Update](#)

[11331 Town](#)

[11331 Map](#)

[Updated General Development Plan Oct 18](#)

Legislative History

8/28/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by PETERS, seconded by KNOLL, that this Zoning Petition
be postponed due to public opposition. The motion carried by the following vote:
3-0. Passed

E. Plats and Certified Survey Maps

F. Resolutions

G. Ordinance Amendment

[2018 OA-016](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING AMENDMENTS TO THE TOWN OF
COTTAGE GROVE COMPREHENSIVE PLAN INTO THE DANE
COUNTY COMPREHENSIVE PLAN

Attachments: [2018 OA-016](#)
[2018 OA-016 staff memo](#)

Legislative History

9/7/18 County Board referred to the Zoning & Land
Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2018 OA-019](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

Attachments: [2018-OA-19\[Farmland Preservation Plan\]091918](#)
[DanePMA2018CertOrderFinalCL](#)
[FPP Amendment Cover letter Dane County 2018](#)
[2018 FPP amendments Map](#)

Legislative History

10/5/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2018 OA-023](#) AMENDING CHAPTER 12 OF THE DANE COUNTY CODE OF ORDINANCES, MODIFYING ZONING FEES

Attachments: [2018 OA-023](#)
[2018 OA-023 POLICY FISCAL NOTE](#)

Legislative History

10/5/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

10/5/18 County Board referred to the Personnel & Finance Committee
This Ordinance was referred to the Personnel & Finance Committee

[2018 OA-024](#) AMENDING CHAPTER 75 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING SUBDIVISION FEES

Attachments: [2018 OA-024 Subdivision Review Fees](#)
[2018 OA-024 POLICY & FISCAL NOTE](#)

Legislative History

10/5/18 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

10/5/18 County Board referred to the Personnel & Finance Committee
This Ordinance was referred to the Personnel & Finance Committee

H. 2019 County Budget Discussion and Amendments

[2018 ACT-186](#) ZONING AND LAND REGULATION COMMITTEE AMENDMENTS TO THE PROPOSED 2019 CAPITAL BUDGET

[2018 ACT-187](#) ZONING AND LAND REGULATION COMMITTEE AMENDMENTS TO THE PROPOSED 2019 OPERATING BUDGET

I. Items Requiring Committee Action

[2018 ACT-215](#) Residential site plan review within the A-1Ex Exclusive Agriculture Zoning District
Mark and Lisa Nelson, 172 State Highway 138, Town of Dunkirk, Section 31

Attachments: [Site Review for Nelson in Dunkirk Sec 31](#)
[Site plan](#)

J. Reports to Committee

K. Other Business Authorized by Law

L. 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.