



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, April 28, 2015

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

[10821](#)

PETITION: REZONE 10821

APPLICANT: WINDSOR REAL ESTATE LLC

LOCATION: NORTH OF 4506 OF LAKE CIRCLE, SECTION 31, TOWN OF WINDSOR

CHANGE FROM: C-2 Commercial District TO C-1 Commercial District

REASON: shifting of property lines between adjacent land owners

Attachments:

[10821 CUP 2307 Staff.pdf](#)

[CSM 02314.pdf](#)

[10821 CUP 2307 Map.pdf](#)

[10821 & 2307 App.pdf](#)

[CUP 2307](#)

PETITION: CUP 2307

APPLICANT: WINDSOR REAL ESTATE LLC

LOCATION: NORTH OF 4506 OF LAKE CIRCLE, SECTION 31, TOWN OF WINDSOR

CUP DESCRIPTION: single family residences watchman/caretaker

Attachments:

[10821 CUP 2307 Staff.pdf](#)

[CUP 1487.pdf](#)

[10821 & 2307 App.pdf](#)

[10821 CUP 2307 Map.pdf](#)

[10823](#)

PETITION: REZONE 10823

APPLICANT: RANDALL & AMY THOMPSON

LOCATION: NORTH 10086 COUNTY HIGHWAY ID, SECTION 10, TOWN OF BLUE MOUNDS

CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District

REASON: shifting of property lines between adjacent land owners

Attachments:

[10823 Staff.pdf](#)

[10823 Town.pdf](#)

[10823 Density.pdf](#)

[10823 Map.pdf](#)

[10823 App.pdf](#)

[10824](#)

PETITION: REZONE 10824

APPLICANT: SCHULTZ REV TR, RONALD A & JOANNE B

LOCATION: 2305 W RIDGE ROAD, SECTION 10, TOWN OF COTTAGE GROVE

CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District

REASON: adding lands to existing residential lot

Attachments:

[10824 Staff.pdf](#)

[10824 Town.pdf](#)

[10824 Map.pdf](#)

[10824 App.pdf](#)

[10826](#)

PETITION: REZONE 10826

APPLICANT: BRADLEY T BREUNIG

LOCATION: 9103 COUNTY ROAD Y, SECTION 20, TOWN OF ROXBURY

CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District

REASON: separating existing residence from farmland

Attachments:

[10826 Staff.pdf](#)

[10826 Town.pdf](#)

[10826 Density.pdf](#)

[10826 Map.pdf](#)

[10826 App.pdf](#)

[10827](#)

PETITION: REZONE 10827

APPLICANT: JONATHAN MATTHEW PHILLIPS
LOCATION: 3979 MAHONEY ROAD, SECTION 16, TOWN OF DUNN
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture District
REASON: zoning to allow additional accessory buildings

Attachments:

[10827 Staff.pdf](#)
[10827 Town.pdf](#)
[10827 Map.pdf](#)
[10827 App.pdf](#)

[10828](#)

PETITION: REZONE 10828

APPLICANT: EUGENE F WILCENSKI
LOCATION: 5422 LANGER ROAD, SECTION 20, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: creating one residential lot

Attachments:

[10828 Staff.pdf](#)
[10828 Town.pdf](#)
[10828 Density.pdf](#)
[10828 Map.pdf](#)
[10828 App.pdf](#)

[10829](#)

PETITION: REZONE 10829

APPLICANT: GREG R KUKER
LOCATION: 10841 SPRING CREEK ROAD, SECTION 7, TOWN OF PERRY
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District, RH-1 Rural Homes District TO RH-3 Rural Homes District
REASON: separating existing residence from farmland

Attachments:

[10829 Staff.pdf](#)
[10829 Density.pdf](#)
[10829 Revised CSM.pdf](#)
[10829 Map.pdf](#)
[10829 App.pdf](#)

[10830](#)

PETITION: REZONE 10830

APPLICANT: WILLIAM K GARFOOT / JAMES NICHOLSON
LOCATION: WEST OF 8593 DAVIS STREET, SECTION 34, TOWN OF SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO R-3 Residence District, R-3A Residence District TO
R-3 Residence District, R-2 Residence District TO A-1 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10830 CUP 2312 Staff.pdf](#)

[10830 CUP 2312 Map.pdf](#)

[10830 App.pdf](#)

[CUP 2312](#)

PETITION: CUP 2312

APPLICANT: JAMES NICHOLSON
LOCATION: WEST OF 8593 DAVIS STREET, SECTION 34, TOWN OF SPRINGDALE
CUP DESCRIPTION: Limited Family Business - landscaping

Attachments:

[10830 CUP 2312 Staff.pdf](#)

[10830 CUP 2312 Map.pdf](#)

[CUP 2312 App.pdf](#)

[10831](#)

PETITION: REZONE 10831

APPLICANT: SCOTT LEE
LOCATION: WEST OF 9421 UNION VALLEY ROAD, SECTION 7, TOWN OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: creating one residential lot

Attachments:

[10831 Staff.pdf](#)

[10831 Town.pdf](#)

[10831 Density.pdf](#)

[10831 Map.pdf](#)

[CrossPlainsPlanEnviro.pdf](#)

[10831 App.pdf](#)

[10832](#)

PETITION: REZONE 10832

APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: creating one residential lot

Attachments:

[10832 Staff.pdf](#)

[10832 Density.pdf](#)

[10832 Town plan map.pdf](#)

[10832 Map.pdf](#)

[Staff suggested layout.pdf](#)

[10832 App.pdf](#)

[10833](#)

PETITION: REZONE 10833

APPLICANT: AFFELDT FAMILY TR
LOCATION: PROPERTY IS EAST AND WEST OF 1174 PRIMROSE CENTER ROAD,
SECTION 10, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture
District TO A-2 Agriculture District
REASON: creating one residential lot and two agricultural lots

Attachments:

- [10833 Staff.pdf](#)
- [10833 Town.pdf](#)
- [10833 Density.pdf](#)
- [10833 Map.pdf](#)
- [10833 App.pdf](#)

[10834](#)

PETITION: REZONE 10834

APPLICANT: DUSHACK REV TR, ELINOR G
LOCATION: 4846 COUNTY HIGHWAY N, SECTION 33, TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments:

- [10834 Staff.pdf](#)
- [10834 Map.pdf](#)
- [10834 App.pdf](#)

[10835](#)

PETITION: REZONE 10835

APPLICANT: PAUL A BOWER
LOCATION: 76 FAIR OAK ROAD, SECTION 24, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District, A-1EX Agriculture
District TO RH-2 Rural Homes District
REASON: creation of four residential lots

Attachments:

- [10835 Staff.pdf](#)
- [10835 Town.pdf](#)
- [10835 Density.pdf](#)
- [10835 Map.pdf](#)
- [10835 App.pdf](#)

[CUP 2309](#)

PETITION: CUP 2309

APPLICANT: JERRY S NELSON

LOCATION: 1313 SCHADEL ROAD, SECTION 32, TOWN OF DEERFIELD

CUP DESCRIPTION: limited family business - vehicle repair and welding

Attachments:

[CUP 2309 Staff.pdf](#)

[CUP 2309 Town.pdf](#)

[CUP 2309 Map.pdf](#)

[2309 App.pdf](#)

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

[10781](#)

PETITION: REZONE 10781

APPLICANT: GNEWUCH REV TR, JAMES H

LOCATION: WEST OF 4232 OLD STAGE ROAD, SECTION 29, TOWN OF RUTLAND

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District

REASON: creating one residential lot

Attachments:

[10781 Staff Update.pdf](#)

[10781 Town 2.pdf](#)

[10781Density.pdf](#)

[10781 CSM revised.pdf](#)

[10781 Town.pdf](#)

[10781 Map.pdf](#)

[10781 App.pdf](#)

Legislative History

12/23/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
	Passed	

E. Plats and Certified Survey Maps

[2015 LD-003](#) Final Plat - University Research Park - Pioneer 1st Addition
City of Madison
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27352 University Research Park Pioneer 1st Addn_0001.PDF](#)
[27352 University Research Park Pioneer 1st Addn_0002.PDF](#)
[27352 University Research Park Pioneer 1st Addn_0003.PDF](#)

[2015 LD-004](#) Final Plat - The Vineyards at Cambridge
Village of Cambridge
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27349 The Vineyards at Cambridge_0001.PDF](#)

[2015 LD-006](#) Final Plat - Fox Point
City of Sun Prairie
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27357 Fox Point_0001.PDF](#)
[27357 Fox Point_0002.PDF](#)
[27357 Fox Point_0003.PDF](#)

[2015 LD-005](#) Final Plat - Bella Vista
Town of Springdale, Sections 10 & 11
9 lots and 2 outlots
Staff recommends conditional approval.

Attachments: [April letter to ZLR.pdf](#)
[2015-03-25 Final Plat.pdf](#)
[Standing_review.pdf](#)
[aerial.pdf](#)

F. Other Business Authorized by Law

G. 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.