



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, July 24, 2018

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

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

[11302](#)

PETITION: REZONE 11302

APPLICANT: ERICA J MAKAR

LOCATION: 6621 SUNSET DRIVE, SECTION 36, TOWN OF VERONA

CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO RH-4 Rural Homes District

REASON: creating 3 residential lots

Attachments: [11302 Staff](#)

[11302 Town](#)

[11302 Map](#)

[11302 APP](#)

[11303](#) PETITION: REZONE 11303
APPLICANT: THOMAS L SCHALLER
LOCATION: 7676 SCHALLER ROAD, SECTION 6, TOWN OF MONTROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: creating one residential lot

Attachments: [11303 Staff](#)
[11303 Town](#)
[11303 Density](#)
[11303 Map](#)
[11303 APP](#)

[11304](#) PETITION: REZONE 11304
APPLICANT: CHAD D & JENNIE KADERABEK
LOCATION: 690 CRAIG ROAD, SECTION 15, TOWN OF ALBION
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
REASON: zoning to allow for a limited family business

Attachments: [11304 Staff](#)
[11304 Town](#)
[11304 Map](#)
[11304 APP](#)

[02425](#) PETITION: CUP 02425
APPLICANT: CHAD D & JENNIE KADERABEK
LOCATION: 690 CRAIG ROAD, SECTION 15, TOWN OF ALBION
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District
CUP DESCRIPTION: PIPE FITTINGS DIRECT BUSINESS

Attachments: [CUP 2425 Staff - 11304](#)
[CUP 2425 Town](#)
[CUP 2425 Map](#)
[CUP 02425 APP](#)

[11305](#) PETITION: REZONE 11305
APPLICANT: GREGORY M SHAW
LOCATION: WEST OF 694 TAYLOR ROAD, SECTION 20, TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11305 Staff](#)
[11305 Town](#)
[11305 Density](#)
[11305 Map](#)
[11305 APP](#)

[11306](#) PETITION: REZONE 11306
APPLICANT: STEVEN C ACE
LOCATION: SOUTH OF 996 STORYTOWN ROAD, SECTION 17, TOWN OF OREGON
CHANGE FROM: A-4 Agriculture District TO A-2 Rural Homes District
REASON: creating one residential Lot by transferring development right

Attachments: [11306 Staff](#)
[11306 Town](#)
[11306 Density \(receiving property\)](#)
[11306 Density \(sending property\)](#)
[11306 Map](#)
[11306 APP](#)

[11307](#) PETITION: REZONE 11307
APPLICANT: GERALD L GEHIN
LOCATION: WEST OF 7112 KARL AVENUE, SECTION 28, TOWN OF MONTROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: creating one residential lot

Attachments: [11307 Staff](#)
[11307 Town](#)
[11307 Density](#)
[11307 APP](#)
[11307 Map](#)

[11309](#) PETITION: REZONE 11309
APPLICANT: KIRK K EILENFELDT
LOCATION: NORTH OF 2298 US HIGHWAY 12 & 18, SECTION 27,
TOWN OF COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District
REASON: compliance for existing structures and/or land uses of
remaining lands from sale of property

Attachments: [11309 Staff](#)
[11309 Town](#)
[11309 Density](#)
[11309 APP](#)
[11309 Map](#)

[11310](#) PETITION: REZONE 11310
APPLICANT: BRADY C GOMEZ
LOCATION: 313 COUNTY HIGHWAY 78, SECTION 32, TOWN OF
PERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11310 Town](#)
[11310 Staff](#)
[11310 Density](#)
[11310 Map](#)
[11310 APP](#)

[11311](#) PETITION: REZONE 11311
APPLICANT: WISCONSIN POWER & LIGHT CO
LOCATION: WEST AND SOUTH OF 449 LAKE DRIVE ROAD,
SECTION 35, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District
REASON: to allow the construction of a WP&L substation

Attachments: [11311 Staff](#)
[11311 Density](#)
[11311 Map](#)
[11311 APP](#)

[02428](#)

PETITION: CUP 02428
APPLICANT: WISCONSIN POWER & LIGHT CO
LOCATION: WEST AND SOUTH OF 449 LAKE DRIVE ROAD,
SECTION 35, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District
CUP DESCRIPTION: To allow the construction of a WP&L substation

Attachments: [CUP 2428 Staff - 11311](#)
[CUP 2428 Map](#)
[CUP 02428 APP](#)

[11313](#)

PETITION: REZONE 11313
APPLICANT: DIANE E ERB
LOCATION: 1646 LEWIS ROAD, SECTION 6, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [11313 Staff](#)
[11313 Town](#)
[11313 Density](#)
[11313 Map](#)
[11313 APP](#)

[02426](#)

PETITION: CUP 02426
APPLICANT: WILLIAM H HASTINGS
LOCATION: 6890 PAOLI ROAD, SECTION 3, TOWN OF MONTROSE
CUP DESCRIPTION: outdoor entertainment activity, tavern and bed &
breakfast

Attachments: [CUP 2426 Staff](#)
[CUP 2426 Town](#)
[CUP 2426 map](#)
[CUP 2426 APP](#)

[02427](#) PETITION: CUP 02427
APPLICANT: RYAN DONALD DOESCHER
LOCATION: 5140 MICKELSON ROAD, SECTION 29, TOWN OF
BLACK EARTH
CUP DESCRIPTION: dependency living arrangement

Attachments: [CUP#2427 Staff](#)
[CUP 2427 Town](#)
[House plans](#)
[CUP 2427 Map](#)
[CUP 2427 APP](#)

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

[11292](#) PETITION: REZONE 11292
APPLICANT: HOWARD E SCHWARTZ
LOCATION: WEST OF 7815 CRYSTAL LAKE ROAD, SECTION 6,
TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11292 Staff Update](#)
[11292 Town](#)
[11292 Density](#)
[11292 Map](#)
[11292 APP](#)

Legislative History

6/26/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee 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:
4-0. Passed

F. Plats and Certified Survey Maps

[2018 LD-016](#) Final Plat - Village at Autumn Lake Replat No. 3
City of Madison
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27872 VILLAGE AT AUTUMN LAKE REPLAT NO. 3](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2018 RPT-128](#) Annual review of the following Salvage Recycling Center Licenses pursuant to Dane County Code of Ordinances, Section 10.20(3):
Rowley, John, 1748 Springrose Road, Verona WI 53593
Diehl, Richard, 5466 Norway Grove School Road, Deforest WI 53532
Outhouse, Brian, 665 Dead End Road, Mt Horeb WI 53572
Suter, Steven, 3317 Femrite Drive, Madison WI 53704
Mullarkey, John, 936 Glenway Road, Oregon WI 53575
Cutrano, Michael, 300 United States Highway 12 & 18, Cambridge WI 53523
Every, Thayer, 298 STH 138, Stoughton, WI 53589

Attachments: [Salvage Yards](#)
[2018](#)

K. Other Business Authorized by Law

Next ZLR Committee meeting: Monday, August 13th

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.