



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, April 30, 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

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

[11404](#)

PETITION: REZONE 11404

APPLICANT: DANKY-SCHELSHORN TR

LOCATION: 261 STATE HIGHWAY 138, SECTION 31, TOWN OF DUNKIRK

CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District, FP-35 General Farmland Preservation District TO NR-C Natural Resource Conservation District

REASON: separating existing residence from farmland

Attachments: [11404 Staff Report](#)

[11404 Town](#)

[11404 Map](#)

[11404 App](#)

[11405](#) PETITION: REZONE 11405
APPLICANT: BREKKENRIDGE FARM LLC
LOCATION: 302 COUNTY HIGHWAY X, SECTION 29, TOWN OF
ALBION
CHANGE FROM: FP-35 Farmland Preservation TO RR-2 Rural
Residential
REASON: separating existing residence from farmland

Attachments: [11405 Staff Report](#)
[11405 Town](#)
[11405 Density](#)
[11405 Revised CSM](#)
[11405 Map](#)
[11405 APP](#)

[11406](#) PETITION: REZONE 11406
APPLICANT: STEVEN N COWAN
LOCATION: NORTH OF 4567 COUNTY HIGHWAY JJ, SECTION 2,
TOWN OF VERMONT
CHANGE FROM: A-2 Agriculture District TO A-2 (4) Agriculture
District, A-2 Agriculture District TO A-2 (8) Agriculture District, A-1EX
Agriculture District TO A-2 (4) Agriculture District
REASON: creating two residential lots

Attachments: [11406 Staff Report](#)
[11406 Density](#)
[11406 Map](#)
[11406 Previous Restrictions](#)
[11406 APP](#)

[11407](#) PETITION: REZONE 11407
APPLICANT: TIMOTHY P SWEENEY
LOCATION: 2778 PRAIRIE CIRCLE, SECTION 7, TOWN OF VERONA
CHANGE FROM: RH-4 Rural Homes District TO RH-1 Rural Homes District, RH-4 Rural Homes District TO CO-1 Conservancy District, A-3 Agriculture District TO RH-2 Rural Homes District, A-3 Agriculture District TO RH-1 Rural Homes District, A-3 Agriculture District TO RH-3 Rural Homes District
REASON: creation of residential subdivision

Attachments: [11407 Staff Report](#)
[11407 Town](#)
[11407 Map](#)
[11407 APP](#)

[11408](#) PETITION: REZONE 11408
APPLICANT: LARRY F DONAHUE
LOCATION: NORTH OF 6535 BEST ROAD, SECTION 36, TOWN OF MONTROSE
CHANGE FROM: FP-35 Farmland Preservation District TO RR-2 Rural Residential
REASON: creating one residential lot

Attachments: [11408 Staff Report](#)
[11408 Density](#)
[11408 Map](#)
[11408 APP REVISED](#)

[11409](#) PETITION: REZONE 11409
APPLICANT: ORBIN COMBS
LOCATION: EAST OF 3811 COUNTY HIGHWAY A, SECTION 15, TOWN OF RUTLAND
CHANGE FROM: FP-35 General Farmland Preservation District TO FP-1 Farmland Preservation District
REASON: sale of land adjacent property owner, less than 35 acres

Attachments: [11409 Staff Report](#)
[11409 Town](#)
[11409 Density](#)
[11409 Map](#)

[11410](#) PETITION: REZONE 11410
APPLICANT: DAHL HOMESTEAD LLC
LOCATION: NORTHEAST OF 7614 INAMA ROAD, SECTION 9,
TOWN OF ROXBURY
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments: [11410 Staff Report](#)

[11410 Town](#)

[11410 Density](#)

[11410 Map](#)

[11410 APP](#)

[11412](#) PETITION: REZONE 11412
APPLICANT: COACHMAN'S INN ENTERPRISES INC
LOCATION: 986 COUNTY HIGHWAY A, SECTION 8, TOWN OF
ALBION
CHANGE FROM: RE Recreational District TO GC General Commercial
District
REASON: 26 unit residential condo plat

Attachments: [11412 Staff Report \(CUP 2465\)](#)

[11412 Town](#)

[11412 Map](#)

[11412 APP](#)

[CUP 02465](#) PETITION: CUP 02465
APPLICANT: COACHMAN'S INN ENTERPRISES INC
LOCATION: 986 COUNTY HIGHWAY A, SECTION 8, TOWN OF
ALBION
CUP DESCRIPTION: 26 Unit residential condo plat

Attachments: [CUP 2465 Staff Report \(11412\)](#)

[CUP 2465 Town](#)

[CUP 2465 Map](#)

[CUP 2465 APP](#)

[CUP 02457](#) PETITION: CUP 02457
APPLICANT: REGENT OF UNIVERSITY OF WISCONSIN
LOCATION: 3725 SCHNEIDER DRIVE, SECTION 27, TOWN OF DUNN
CUP DESCRIPTION: governmental uses-Ropes course facility

Attachments: [CUP 2457 Staff Report](#)
[CUP 2457 Town](#)
[CUP 2457 Map](#)
[CUP 2457 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 Update](#)
[11344 Town](#)
[11344 Map](#)
[11344 APP](#)

Legislative History

10/23/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee Committee Regulation Committee
A motion was made by BOLLIG, seconded by KNOLL, that this Zoning Petition be postponed due to lack of Town Action. The motion carried by the following vote: 4-0. Passed

[CUP 02458](#) PETITION: CUP 02458
APPLICANT: GREENSCAPES RE LLC
LOCATION: 5995 COUNTY HIGHWAY D, SECTION 17, TOWN OF OREGON
CUP DESCRIPTION: Outdoor storage & storing of more than 12 vehicles

Attachments: [CUP 2458 Staff Report](#)
[CUP 2458 Town](#)
[CUP 2458 Map](#)
[CUP 2458 APP](#)

[CUP 02459](#) PETITION: CUP 02459
APPLICANT: JEFF J OLSON
LOCATION: 718 HILLCREST LANE, SECTION 21, TOWN OF OREGON
CUP DESCRIPTION: sanitary plumbing fixtures in an accessory building-agricultural use-raises bees for honey production

Attachments: [CUP 2459 Staff Report](#)
[CUP 2459 incomplete app](#)
[CUP 2459 Town](#)
[CUP 2459 Map](#)
[CUP 02459 APP](#)

[CUP 02460](#) PETITION: CUP 02460
APPLICANT: STEVEN G & JOAN W ZIEGLER
LOCATION: 4796 CAPITAL VIEW ROAD, SECTION 4, TOWN OF MIDDLETON
CUP DESCRIPTION: agricultural education and entertainment

Attachments: [CUP 2460 Staff Report REVISED](#)
[CUP 2460 Map](#)
[CUP 02460 App](#)

[CUP 02463](#) PETITION: CUP 02463
APPLICANT: CHRIS HENDRICKSON
LOCATION: 7595 W MINERAL POINT ROAD, SECTION 29, TOWN OF MIDDLETON
CUP DESCRIPTION: seasonal outdoor storage and display of shrubs

Attachments: [CUP 2463 Staff Report](#)
[CUP 2463 Map](#)
[CUP 02463 APP](#)

[CUP 02464](#) PETITION: CUP 02464
APPLICANT: BURKE LUTHERAN CHURCH
LOCATION: 5720 PORTAGE ROAD, SECTION 15, TOWN OF BURKE
CUP DESCRIPTION: religious uses

Attachments: [CUP 2464 Staff](#)
[CUP 2464 Map](#)
[CUP 2464 APP](#)

[2018 LD-049](#) Land Division Waiver - Tom Dahl (associated rezone petition 11410)
Town of Roxbury, Section 9
Waiver request from s. 75.19(6)(b)

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

[2018 LD-050](#) Final Plat - Pope Farm Estates
City of Madison
Staff recommends a certification of non-objection.

Attachments: [map](#)
[28031 POPE FARM ESTATES plat](#)

[2018 LD-051](#) Certified Survey Map - Bilsie
Town of Springdale, Section 17

Attachments: [Report](#)
[memo](#)
[20190404135618](#)

[2018 LD-052](#) Certified Survey Map - Windy Ridge Farm
Town of Springdale, Section 8

Attachments: [Report](#)
[memo](#)
[20190404141055](#)

G. Resolutions

[2018 RES-630](#) AWARDING CONTRACTS FOR PERPETUATION AND
MAINTENANCE OF THE PUBLIC LAND SURVEY SYSTEM IN
MULTIPLE TOWNSHIPS

Attachments: [2018 RES-630](#)
[2018 RES-630 Fiscal Note](#)

Legislative History

4/12/19 County Board referred to the Zoning & Land
Regulation Committee
This Resolution was referred to the Zoning & Land Regulation Committee

4/18/19 County Board referred to the Personnel &
Finance Committee
This Resolution was referred to the Personnel & Finance Committee

H. Ordinance Amendment

I. Items Requiring Committee Action

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.