



Dane County

Minutes - 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, 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

Chair Bollig called the April 30, 2019 Zoning and Land Regulation Committee meeting to order at 6:30pm.

Staff present: Everson, Frick, Johnson, Lane, and Violante

Present 4 - JERRY BOLLIG, JASON KNOLL, STEVEN PETERS, and HEIDI WEGLEITNER

B. Public comment for any item not listed on the agenda

No comments made by the public.

[2019](#) April 30th ZLR Committee meeting registrants
[RPT-028](#)

Attachments: [April 30th ZLR registrants](#)

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 Ord Amend](#)
[11404 Staff Report](#)
[11404 Town](#)
[11404 Map](#)
[11404 App](#)

In favor: Ron Combs
Opposed: None

A motion was made by PETERS, seconded by WEGLEITNER, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. The Cooksville Historic Trust shall be responsible for any road damage caused by their use of the Town Road.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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 Ord Amend](#)
[11405 Staff Report](#)
[11405 Town](#)
[11405 Density](#)
[11405 Revised CSM](#)
[11405 Map](#)
[11405 APP](#)

In favor: Ron Combs
Opposed: None

A motion was made by WEGLEITNER, seconded by PETERS, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Jan and Steve Cowan

Opposed: None

A motion was made by KNOLL, seconded by WEGLEITNER, to postpone action due to no Town action and concerns regarding housing density and environmental features. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Tim Sweeney, Dave DiMaggio, and Town Chair Mark Geller

Opposed: None

A motion was made by WEGLEITNER, seconded by KNOLL, to postpone action until more information regarding the intermittent stream is submitted and concerns regarding the roadway continuing to the east are addressed. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Larry Donahue

Opposed: None

A motion was made by PETERS, seconded by WEGLEITNER, to postpone action until Town action is received. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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 Ord Amend](#)

[11409 Staff Report](#)

[11409 Town](#)

[11409 Density](#)

[11409 Map](#)

In favor: Steven Combs

Opposed: None

A motion was made by WEGLEITNER, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. A deed restriction shall be recorded on on the A-4 zoned parcel prohibiting residential development.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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 Ord Amend](#)
[11410 Staff Report](#)
[11410 Town](#)
[11410 Density](#)
[11410 Map](#)
[11410 APP](#)

A motion was made by KNOLL, seconded by PETERS, take up agenda item 2018 LD-049 before taking action on agenda item 11410. The motion carried by a voice vote.

In favor: Tom Dahl
Opposed: None

A motion was made by WEGLEITNER, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. A deed restriction shall be recorded on parcel 0907-092-9190-0 to prohibit further residential development on the remaining agricultural zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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 Ord Amend](#)
[11412 Staff Report \(CUP 2465\)](#)
[11412 Town](#)
[11412 Map](#)
[11412 APP](#)

In favor: Buck Sweeney
Opposed: None

A motion was made by WEGLEITNER, seconded by PETERS, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Buck Sweeney

Opposed: None

A motion was made by WEGLEITNER, seconded by KNOLL, to postpone action to allow time for the applicant to provide sufficient evidence regarding highway access, stormwater management, and on-site septic system. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

[CUP #2457](#)

In favor: Aaron Williams

Opposed: None

A motion was made by KNOLL, seconded by PETERS, that this Conditional Use Permit be approved with 3 conditions. The motion carried by the following vote: 4-0.

- 1. The Conditional Use Permit is for Governmental Uses for the University of Wisconsin-Madison.**
- 2. Governmental uses occurring on the property include and shall be limited to the following uses listed below. Any proposed new future use(s) shall require town and county approval of an amendment to this Conditional Use Permit: Electrical engineering research labs, Mechanical engineering research labs, General engineering research labs, Physics research labs, Physical Sciences Lab (PSL), Machinery & electronics shop facilities, General campus cold storage, Restored prairie recreational area, Community gardens, Staff & visitor parking, General university offices and support functions, and High and low ropes course, restroom facility and storage building.**
- 3. Approval is subject to ongoing compliance with the terms of the operations plan:**
 - a. Hours of Operation: Hours of operation are daylight dependent. The facility will be used by groups during standard business hours as well as evenings and weekends. Spring, summer, and fall will be the primary use seasons when weather conditions allow.**
 - b. Anticipated Customers: UW-Madison trained and authorized facilitators/instructors will be the only allowed individuals to operate the ropes course. The course will only be used by groups who have contracted with the UW's Adventure Learning Program (ALPS). This facility will not be open to the public.**
 - c. Outside Storage: A storage shed, not to exceed 1,500sf, is proposed as indicated on the plan. This facility along with the entire ropes course will be enclosed by a fence..**
 - d. Outdoor Activities: Low and high ropes course modules. Pole heights not to exceed 50'.**
 - e. Outdoor Lighting: There will be no outdoor lighting.**
 - f. Outside Loudspeakers: There will be no outside loudspeakers or amplification improvements.**
 - g. Proposed Signs: Limited to existing signage. There are no new signs proposed for this facility.**
 - h. Trash Removal: Trash removal services will be coordinated with the existing facilities. No new dumpsters or recycle containers are anticipated.**

i. Restrooms: Permanent restrooms will be added as funding allows. There is no current timeline on their implementation. Portable restrooms and/or existing site restrooms will be used in the interim.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[11344](#)

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

Attachments: [11344 Ord Amend](#)
[11344 Staff Update](#)
[11344 Town](#)
[11344 Map](#)
[11344 APP](#)

In favor: Jake Fleming
Opposed: None

A motion was made by WEGLEITNER, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

A deed restriction shall be recorded on the property placing the following limitations on the property:

1. All lighting must be directed downward.
2. No parking of vehicles in along the road or in road right of way. Must provide adequate parking spots for 55 employees as well as retail customers. All vehicles will be parked in an orderly fashion.
3. Number of employees will be up to 55 year around.
4. Hours of operation for the office will be 7:00 a.m. to 6:00 p.m. on weekdays as well as Saturday. No business hours on Sunday. Landscaping hours will be 6:30 a.m. to 7:00 p.m. on weekdays with no landscaping hours on Saturday or Sunday. Winter snow removal hours will be as needed depending on the weather.
5. Allow one freestanding on-premises sign that may not lighted and must meet county sign requirements. Also allow an existing wall sign on the barn to stay in place.
6. Provide screening of pine trees (e.g. arbor vitae) to hide parked vehicles from County Road D. Trees must be off the road right of way and must provide a continuous screen.
7. No burning of materials or debris brought onto site for disposal. Chipping of wood materials will be allowed.
8. House will be used as a commercial office building and will require fire and safety inspections. All other buildings located on LC-1 site will also require fire and safety inspections.
9. Repair/Maintenance of lawn and garden equipment must be indoors.
10. No loud speakers allowed.
11. Fueling area/storage must include appropriate spill containment per state requirements.
12. Storage of any chemicals or other hazardous materials used in the landscaping operation must be done inside one of the buildings and in accordance with applicable state requirements.

13. No materials or debris can be brought to the Town of Oregon Recycling Center (TORC) for disposal.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Jake Fleming
Opposed: None

A motion was made by PETERS, seconded by KNOLL, that this Conditional Use Permit be approved with 15 conditions. The motion carried by the following vote: 4-0.

1. Any conditions required for specific uses listed under s. 10.103.
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. Indoor storage of more than 12 total vehicles and pieces of construction equipment is allowed. Outdoor storage of equipment of up to, and not to exceed, 12 total vehicles and pieces of construction equipment overnight. All equipment must be stored behind the buildings overnight.
4. Outdoor storage of landscaping materials only and must be stored in bins. Mulch will be stored behind the building so as to screen from view from the road. The decorative stone will be stored in bins. Debris pile must be located behind a building so as to screen it from view of the road and not exceed 60 cubic yards. No outdoor storage of tires, parts, chemicals, salt, at any time.
5. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
6. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
7. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request. Storage of all hazardous materials, including fuel and chemicals must be done in accordance as detailed in the site and operations plan and must be compliant with applicable local, state, and/or federal standards. This includes the spill containment, emergency shutoffs, and security fencing / indoor storage proposed for fuel tanks.
8. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
9. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.

10. Off-street parking must be provided, consistent with s. 10.102(8).
11. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be born by the landowner. Costs born by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
12. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
13. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
14. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
15. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Jeff Olson
Opposed: None

**A motion was made by KNOLL, seconded by PETERS, that this Conditional Use Permit be postponed to allow time for the applicant to provide more information regarding the agricultural land use. The motion carried by the following vote:
4-0.**

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Steven Ziegler

Opposed: None

A motion was made by PETERS, seconded by KNOLL, that this Conditional Use Permit be approved with 27 conditions. The motion carried by the following vote: 4-0.

1. Any conditions required for specific uses listed under s. 10.103.
2. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
3. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
4. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
5. Any ongoing business operation must obtain and continue to meet all legally required and applicable local, county, state and federal licensing requirements. Copies of approved licenses or other evidence of compliance will be provided to the zoning administrator upon request.
6. Existing onsite wastewater sewage disposal systems, if any, serving the conditional use must be inspected by a licensed plumber to determine its suitability for the proposed or expanded use. Deficient systems must be brought, at the owner's expense, into full compliance with the current requirements for new development of the state plumbing code and Chapter 46, Dane County Code.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. Off-street parking must be provided, consistent with s. 10.102(8).
9. If the Dane County Highway, Transportation and Public Works Department or the town engineer determine that road intersection improvements are necessary to safely accommodate the conditional use, the cost of such improvements shall be born by the landowner. Costs born by the landowner shall be proportional to the incremental increase in traffic associated with the proposed conditional use.
10. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
11. The owner must post, in a prominent public place and in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the

operator, and contact information for the Dane County Zoning Division.

12. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.

13. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.

14. The conditional use permit shall expire in the event the property is sold or transferred to another owner. Continuation or extension of an expired conditional use requires re-application and approval by the Town Board and Dane County. The Property Owner shall record a deed restriction that includes the conditions of approval, in a form approved by the Town Attorney.

15. The applicant shall submit a detailed parking plan showing the number of parking spaces within all designated parking areas, up to 100 spaces.

16. "Agricultural education" events shall be limited to occur from April 1 to November 15.

17. The total number of "non-agricultural" events shall be limited to 25 events between April 1 and November 15.

18. Hours of operation for all non-agricultural events shall be limited to 8 am to midnight with all guests vacating the premises by midnight.

19. Amplified music shall be limited to the hours of 8:00 am to 10:00 pm.

20. The total number of people permitted on site at a given time shall be limited to two times the number of parking stalls, up to a maximum 200 persons.

21. The maximum number of people permitted indoors shall be set by the Fire Department based on building capacity.

22. There will be no parking on Capitol View Rd, across Capital View Road, or on adjacent properties, associated with the conditional use.

23. All lighting will conform to the City of Middleton's lighting code and all fixtures on the building shall be full cutoff fixtures. And agricultural yard light shall be allowed on a switch until 12:00 midnight.

24. The address for the CUP property is 4796 Capitol View Road.

25. The amplified sounds shall not exceed 65 decibels DbA measured along Capitol View Road or any other property line on this parcel. All amplified music events shall be held indoors, either inside the structure or an event tent. Outdoor amplified music events are prohibited.

26. The wastewater disposal system shall be approved by Dane County Department of Health.

27. Signs will not exceed 3' x 4'

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Chris Hendrickson
Opposed: None

A motion was made by PETERS, seconded by WEGLEITNER, that this Conditional Use Permit be postponed until Town Action is received. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[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](#)

In favor: Bruce Bosban
Opposed: None

A motion was made by KNOLL, seconded by WEGLEITNER, that this Conditional Use Permit be postponed until Town Action is received. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

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

[11389](#) PETITION: REZONE 11389
APPLICANT: GERALD G PLATT
LOCATION: 1616 SAND HILL ROAD, SECTION 32, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX
Agriculture District TO A-4 Agriculture District
REASON: separating two existing residences from the farmland and
creating one agricultural lot

Attachments: [11389 Ord Amend](#)
[11389 Staff Update](#)
[11389 Town](#)
[11389 Density](#)
[11389 Map](#)
[11389 APP](#)

A motion was made by KNOLL, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

A deed restriction shall be recorded on parcel 0610-323-8501-0 to prohibit further residential development on the remaining agricultural zoned land. The housing density rights for the original farm have been exhausted. Livestock shall be limited to one animal unit per acre.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[11390](#) PETITION: REZONE 11390
APPLICANT: RUSSELL J POHLMAN
LOCATION: 131 COUNTY HIGHWAY BB, SECTION 12, TOWN OF
DEERFIELD
CHANGE FROM: FP-35 General Farmland Preservation District TO LC
Limited Commercial District
REASON: creating residential lot and small business on the family farm

Attachments: [11390 Ord Amend](#)
[11390 CUP 2462 Staff Report Update](#)
[11390 Town](#)
[11390 Density](#)
[11390 Map](#)
[11390 APP](#)
[11390 APP REVISED](#)

A motion was made by PETERS, seconded by KNOLL, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[CUP 02462](#) PETITION: CUP 02462
APPLICANT: RUSSELL J POHLMAN
LOCATION: 131 COUNTY HIGHWAY BB, SECTION 12, TOWN OF
DEERFIELD
CUP DESCRIPTION: single family residence for caretaker / owner of
business

Attachments: [CUP 2462 Staff Update \(11390\)](#)

[CUP 2462 Town](#)

[CUP 2462 Map](#)

[CUP 02462 APP](#)

[CUP 02462 APP REVISED](#)

A motion was made by PETERS, seconded by WEGLEITNER, that this Conditional Use Permit be approved with 4 conditions. The motion carried by the following vote: 4-0.

1. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
2. This Conditional Use Permit for a residence for the business owner shall expire if/when a commercial use ceases to be operated on the property. Upon expiration of the Permit, the property shall be rezoned to an appropriate zoning category to bring the single family residence into zoning compliance.
3. The residence shall be owner occupied.
4. There shall be a maximum of 12 vehicles or pieces of equipment stored outside.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

[11399](#) PETITION: REZONE 11399
APPLICANT: CHADWICK IRREV TR, BETTY J
LOCATION: SOUTH OF 1466 SCHADEL ROAD, SECTION 6, TOWN OF
CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [11390 Ord Amend](#)
[11399 Staff Update](#)
[11399 Town](#)
[11399 Density](#)
[11399 Map](#)
[11399 App](#)

A motion was made by KNOLL, seconded by PETERS, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

A deed restriction shall be recorded on parcel 0612-061-8500-9 to prohibit further residential development on the remaining agricultural zoned land. The housing density rights for the original farm have been exhausted.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

F. Plats and Certified Survey Maps

[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](#)

A motion was made by PETERS, seconded by KNOLL, that the Land Division waiver be approved to allow the proposed lot to maintain less than 66' of frontage throughout. The motion carried by a voice vote, 4-0.

Finding of fact: Two existing buildings hinder the lot to maintain the full 66' throughout. An access easement is required to serve the remaining lands and no additional lots can be served through this lot as there are no density units available.

[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](#)

A motion was made by WEGLEITNER, seconded by KNOLL, that the final plat be certified with no objections. The motion carried by a voice vote, 4-0.

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

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

A motion was made by KNOLL, seconded by PETERS, that the Certified Survey Map be approved as proposed with a condition that the applicant record a Deed Notice that states there are no further divisions permitted under the town/county plan. Staff will send out a conditional approval letter. The motion carried by a voice vote, 4-0.

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

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

A motion was made by KNOLL, seconded by WEGLEITNER, that the proposed Certified Survey map be approved as proposed. Staff will send out a conditional approval letter. The motion carried by a voice vote, 4-0.

G. Resolutions

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

Sponsors: BOLLIG, CLAUDIUS, NELSON, PETERS and WEGLEITNER

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

A motion was made by WEGLEITNER, seconded by PETERS, that this Resolution be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KNOLL,PETERSandWEGLEITNER

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by KNOLL, seconded by PETERS, to adjourn the April 30, 2019 Zoning and Land Regulation Committee meeting at 8:40pm. The motion carried unanimously.

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, lane.roger@countyofdane.com