



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, September 9, 2014

7:00 PM

City - County Building, ROOM 351  
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

[2014 MIN-280](#) Minutes of the August 12, 2014 Zoning and Land Regulation Committee Meeting

**Attachments:** [08-12-14 ZLR minutes.pdf](#)

[2014 MIN-281](#) Minutes of the August 26, 2014 Zoning and Land Regulation Committee Meeting

**Attachments:** [08-26-14 ZLR minutes.pdf](#)

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

[10649](#) PETITION: REZONE 10649  
APPLICANT: WINDSOR GOLF VENTURES INC  
LOCATION: 4628 GOLF DRIVE, SECTION 30, TOWN OF WINDSOR  
CHANGE FROM: RE-1 Recreational District TO R-1 Residence District  
and R-3A Residence District; A-1EX Agriculture District TO R-1  
Residence District  
REASON: creation of thirteen residential lots

**Attachments:** [10649 Staff Update.pdf](#)  
[Windsor Blue Preliminary Stormwater Plan.pdf](#)  
[10649 Town.pdf](#)  
[10649 elevation chart.pdf](#)  
[10649 Comp Plan.pdf](#)  
[10649 Map 1.pdf](#)  
[10649 Map 2.pdf](#)  
[10649 App.pdf](#)  
[10649 boring map.pdf](#)  
[10649 boring report.pdf](#)  
[10649 wetland report.pdf](#)

**Legislative History**

8/12/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[10682](#) PETITION: REZONE 10682  
APPLICANT: STATZ BROS INC  
LOCATION: 1151 BERLIN ROAD, SECTION 5, TOWN OF MEDINA  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District, A-1EX Agriculture District TO RH-3 Rural Homes District, A-1EX  
Agriculture District TO RH-2 Rural Homes District  
REASON: separation of existing residence from farmland and the  
creation of two residential lots

**Attachments:** [10682 Staff Update.pdf](#)  
[10682 Town.pdf](#)  
[10682 density study.pdf](#)  
[10682 map.pdf](#)  
[10682 app.pdf](#)

**Legislative History**

5/27/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[10690](#) PETITION: REZONE 10690  
APPLICANT: MEDINA, TOWN OF  
LOCATION: VARIOUS, SECTION 15, TOWN OF MEDINA  
CHANGE FROM: A-1EX Agriculture District TO CO-1 Conservancy  
District  
REASON: compliance with farmland preservation plan as required by  
ss. 91.38

**Attachments:** [10690 Staffreport \(Medina blanket rz\).pdf](#)  
[10690 map.pdf](#)  
[FPZ Medina 2014 Rezone Application complete.pdf](#)  
[FPZ Rezone Petition 2014 notice to landowners.pdf](#)

**Legislative History**

6/24/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[10698](#) PETITION: REZONE 10698  
APPLICANT: WISCONSIN EDUCATION ASSOC  
LOCATION: 45 NOB HILL RD.; 33 NOB HILL RD.; 345 COYIER LANE,  
SECTION 36, TOWN OF MADISON  
CHANGE FROM: C-2 Commercial District TO C-1 Commercial District,  
B-1 Local Business District TO C-1 Commercial District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [10698 Staff Rpt \(updated\).pdf](#)  
[10698 town action report.pdf](#)  
[10698 rezone map \(revised\).pdf](#)  
[10698 - Ltr from V Vance re Public Hearing and Rezoning \(request to postpone](#)  
[10698map.pdf](#)  
[10698 APP.pdf](#)

**Legislative History**

6/24/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[10713](#) PETITION: REZONE 10713  
APPLICANT: TOWN OF VERONA  
LOCATION: TOWN OF VERONA  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: compliance with the adopted Dane County farmland preservation plan, as required by s. 91.38

**Attachments:** [10713 Staff Update.pdf](#)  
[10713 Town.pdf](#)  
[Verona 2014 FPZ Rezone Application complete.pdf](#)  
[VeronaFPPJoinPARCELS.pdf](#)  
[VeronaFPPJoinPARCELS-as amended.pdf](#)

**Legislative History**

7/22/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[10720](#) PETITION: REZONE 10720  
APPLICANT: KARL R DETTMANN  
LOCATION: EAST OF 4204 COUNTY HIGHWAY P, SECTION 15, TOWN OF CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating three residential lots plus one lot for an existing residence

**Attachments:** [10720 Staff Update.pdf](#)  
[10720 proposed csm.pdf](#)  
[10720 Town.pdf](#)  
[10720 Density Study.pdf](#)  
[10720 Map.pdf](#)  
[10720 Ord Amend.pdf](#)

**Legislative History**

7/22/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
8/12/14	Zoning & Land Regulation Committee	recommended for approval as amended

[10736](#) PETITION: REZONE 10736  
APPLICANT: LYNELLE J HEIMZEROTH  
LOCATION: NORTH OF 1057 COUNTY HIGHWAY N, SECTION 9,  
TOWN OF DUNKIRK  
CHANGE FROM: R-2 Residence District TO R-3A Residence District  
REASON: allow for a single-family or two-family dwelling

**Attachments:** [10736 Staff Update.pdf](#)  
[10736 Town.pdf](#)  
[10736 Map.pdf](#)  
[10736 App.pdf](#)  
[10736 Wetland Delineation.pdf](#)

**Legislative History**

8/26/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[CUP 2281](#) PETITION: CUP 2281  
APPLICANT: FIRST RATE RESORTS LLC  
LOCATION: 2671 CIRCLE DRIVE, SECTION 20, TOWN OF  
PLEASANT SPRINGS  
CUP DESCRIPTION: sale of alcoholic beverage by the glass

**Attachments:** [CUP 2281 Staff Update.pdf](#)  
[CUP 2281 Town.pdf](#)  
[CUP 2281 map.pdf](#)  
[CUP 2281 App.pdf](#)

**Legislative History**

8/26/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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## E. Plats and Certified Survey Maps

[2014 LD-033](#) Final Plat - Hawk's Crossing, City of Madison  
(26 lots, 5.8 acres)  
Staff recommends a certification of non-objection

**Attachments:** [aerial.pdf](#)  
[27283 Hawk's Crossing\\_0001.PDF](#)

[2014 LD-034](#) Final Plat - First Addition to Hawk's Crossing, City of Madison  
(5 lots, 1.01 acres)  
Staff recommends a certification of non-objection.

**Attachments:** [aerial.pdf](#)  
[27284 1st Addn to Hawks Crossing\\_0001.PDF](#)

[2014 LD-030](#) Dettman proposed 4-lot CSM, Shared Driveway Easement  
Town of Cross Plains, Section 15

**Attachments:** [Donofrio\\_14080816\\_52\\_56.pdf](#)  
[CSM 2014.09.03.pdf](#)

**Legislative History**

8/26/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[2014 LD-031](#) Dale Secher proposed 2-lot CSM, Waiver of road frontage  
requirements, 75.19(6)(b), for one lot  
Town of Oregon, Section 16

**Attachments:** [Secher Waiver App.pdf](#)  
[Secher CSM.pdf](#)  
[Secher Map.pdf](#)  
[secher shared driveway agreement.PDF](#)

**Legislative History**

8/26/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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## F. Resolutions

[2014](#) RUTLAND CENTER CEMETERY ANTHONY ADDITION

[RES-235](#)

**Sponsors:** Supervisor SALOV

**Attachments:** [RES 235.pdf](#)  
[Rutland Center Cemetery Anthony Addition.pdf](#)  
[Cemetery map.pdf](#)  
[2014 RES-235 Fiscal Note.pdf](#)

**Legislative History**

9/5/14	County Board	referred to the Zoning & Land Regulation Committee
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## G. Ordinance Amendment

[2014 OA-042](#) AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

**Sponsors:** Supervisor MILES, Supervisor MATANO, Supervisor KOLAR, Supervisor RIPP, Supervisor McCARVILLE, Supervisor KRAUSE, Supervisor CHENOWETH, Supervisor WEGLEITNER, Supervisor O'LOUGHLIN, Supervisor PAN, Supervisor STUBBS, Supervisor SOLBERG, Supervisor CLAUSIUS, Supervisor ZWEIFEL, Supervisor NELSON, Supervisor SALOV, Supervisor PERTL, RITT, Supervisor BOLLIG, Supervisor LEVIN and Supervisor RUSK

**Attachments:** [2014 OA-042.pdf](#)  
[Farmland Preservation Plan Text changes](#)  
[DATCP\\_2014\\_DaneCo\\_FPP\\_2014\\_complete.pdf](#)  
[FPP 10 Farmland Preservation Plan Map.pdf](#)

**Legislative History**

7/18/14	County Board	referred to the Zoning & Land Regulation Committee
8/26/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

## H. Reports to Committee

[2014 RPT-288](#) Report of approved Certified Survey Map's

**Attachments:** [September report.pdf](#)

## I. Other Business Authorized by Law

[2014 RPT-301](#) Discuss the policies and procedures for granting shared driveway access easements under Section 75.19(8) to allow the development of lots without individual public road frontage

**Attachments:** [75 19 shared driveway ordinance.pdf](#)

## J. Adjourn

*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 pab hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*