



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

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

Chair Miles called the meeting to order at 7:04pm in Room 351.

Staff present: Allen, Everson, and Lane.

Youth Governance Members present: Boyce, Wilke, and Wilson.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

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

No comments made by the public.

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](#)

A motion was made by BOLLIG, seconded by MATANO, that the August 12, 2014 minutes of the ZLR Committee be approved. The motion carried by a voice vote.
Youth Governance: 3-0.

[2014](#)
[MIN-281](#)

Minutes of the August 26, 2014 Zoning and Land Regulation Committee Meeting

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

A motion was made by BOLLIG, seconded by MATANO, that the August 26, 2014 minutes of the ZLR Committee be approved. The motion carried by a voice vote.
Youth Governance: 3-0.

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](#)

A motion was made by SALOV, seconded by BOLLIG, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.
Youth Governance: 3-0.

1. A deed restriction shall be recorded on Lots 1 through 6 to require that the basement slab be positioned no lower than 871 feet NAVD. The requirement shall also be noted on the subdivision plat.
2. A deed restriction shall be recorded on Lots 11 through 13 to require that the basement slab be positioned no lower than 873 feet NAVD. The requirement shall also be noted on the subdivision plat.
3. A deed restriction shall be placed on Lot 1 of the proposed CSM to require that the basement slab be positioned no lower than 872 feet NAVD. The requirement shall also be noted on the certified survey map.
4. A deed notice shall be recorded on Lots 1 through 6, 12, and 13 to identify that the properties are subject to Shoreland Regulations. Additional individual permits will be required to be obtained from Dane County for erosion control and stormwater management features.
5. The petitioner shall comply with the conditions listed in the Town of Windsor resolutions 2014-16 and 2014-17.

[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](#)

[Hanson Dr town road vacation resolution.pdf](#)

[10682 app.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.
Youth Governance: 3-0.

1. A deed restriction shall be placed on Lots 1 through 3 to prohibit further residential development or divisions of the property.
2. A deed restriction shall be placed on Lots 1 through 3 to identify the Town of Medina's animal unit restrictions.

[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 Staff Update.pdf](#)

[10690 Town.pdf](#)

[10690 map.pdf](#)

[FPZ Medina 2014 Rezone Application complete.pdf](#)

[FPZ Rezone Petition 2014 notice to landowners.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.
Youth Governance: 3-0.

1. The petition shall be amended to change the zoning on parcel 0812-151-8796-0 (Town Hall property) to R-1A Residence Zoning District.

[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 \(request to postpone\).pdf](#)

[10698map.pdf](#)

[10698 APP.pdf](#)

A motion was made by SALOV, seconded by MATANO, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote. Youth Governance: 3-0.

1. The petition shall be amended to change all of the proposed zoning from C-1 to B-1. Additional lands owned by WEA that are located to the west and south of the proposal shall be added to the petition boundaries.

[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](#)

A motion was made by MATANO, seconded by BOLLIG, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote. Youth Governance: 3-0.

1. The petition shall be amended to change the zoning for parcel 0608-161-9351-0 (Town Hall) to the LC-1 Limited Commercial Zoning District.

[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](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be postponed. The motion carried by a voice vote. Youth Governance 3-0.

[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](#)

A motion was made by SALOV, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote. Youth Governance: 3-0.

1. A deed restriction shall be recorded on the property to limit the duplex to an owner-occupied residence.

[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](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Conditional Use Permit be approved with 11 conditions. The motion carried by a voice vote. Youth Governance: 3-0.

1. The sales of alcoholic beverages shall only be permitted during the 205 days (April through October) that the campground in open in conformance with Town Ordinances.
2. Sales of alcoholic beverages by the drink shall be limited to between 11am and 10:30pm daily. The hours shall be posted on the building.
3. The serving area shall be limited to a 300 square foot area within the existing building as shown on the site plan. Outdoor seating may be permitted at the Town's discretion and approval.
4. Outdoor loudspeakers or amplified sounds are prohibited.
5. Outdoor lighting shall be limited to what is necessary for safety.
6. Owner shall provide adequate lighting until midnight for the crossing on Circle Drive. The lighting for the crossing shall only operate during the time that the campground is in operation.
7. Signage for the commissary shall be limited to a wall sign not to exceed 15sqft. The sign shall not be visible from the road. There shall be no lighted signs advertising for the bar.
8. The capacity of the building shall be set by the Fire Marshal and the owner shall comply with the occupancy limit for the life of the conditional use permit.
9. Adequate sanitary facilities shall be provided for patrons.
10. All safety features required to be installed by the Town shall be at the expense of, and maintained by, the owner of the campground.
11. If ownership of the campground changes, this Conditional Use Permit will be subject to review by the Town of Pleasant Springs and the County for potential amendments.

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](#)

Motion by Matano, seconded by Kolar to certify the plat with no objections. The motion carried by a voice vote. Youth Governance: 3-0.

[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](#)

Motion by Matano, seconded by Kolar to certify the plat with no objections. The motion carried by a voice vote. Youth Governance: 3-0.

[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](#)

Motion by Matano, seconded by Kolar to postpone the shared access easement. The motion carried by a voice vote. Youth Governance: 3-0.

[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](#)

Motion by Bollig, seconded by Kolar to approve the shared access easement. The motion passed 3-2 by a voice vote. Nay: Matano and Miles. Youth Governance: 3-0.

F. Resolutions

[2014
RES-235](#) RUTLAND CENTER CEMETERY ANTHONY ADDITION

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

A motion was made by KOLAR, seconded by BOLLIG, that Resolution 235 be recommended for approval. The motion carried by a voice vote. Youth Governance:3-0.

G. Ordinance Amendment

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

Attachments: [2014 OA-042.pdf](#)
[Farmland Preservation Plan Text changes](#)
[DATCP 2014 DaneCo FPP 2014 complete.pdf](#)
[FPP 10 Farmland Preservation Plan Map.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, that the Ordinance Amendment be postponed. The motion carried by a voice vote. Youth Governance: 3-0.

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](#)

The Committee expressed concerns regarding the recent change to Dane County Ordinance Section 75.19 to allow multiple residential lots to share a single strip of road frontage. It appears that the provision is being used for unintended uses. Chair Miles and Supervisor Matano will discuss the issues with Supervisor Downing and review necessary changes.

J. Adjourn

A motion was made by MATANO, seconded by BOLLIG, to adjourn the meeting at 8:54pm. The motion carried unanimously. Youth Governance: 3-0.

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.