



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, December 9, 2014

7:00 PM

City - County Building, ROOM 351
210 Martin Luther King Jr. Blvd., Madison

A. Call to Order

Chair Miles called the meeting to order at 7:05pm in Room 351.

Staff present: Everson, Andros and Violante

Youth Governance Members present: Boyce and Wilke.

Present 4 - MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

Excused 1 - JERRY BOLLIG

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

Public comment was received by Norbert Repka, 6798 Watts Road who would like to see the county sign ordinance revised and believes it is too restrictive compared to the City of Madison sign ordinance.

C. Consideration of Minutes

[2014](#)
[MIN-472](#)

Minutes of the November 11, 2014 Zoning and Land Regulation Committee meeting

Attachments: [11-11-14 ZLR minutes.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the Minutes of the November 11th meeting be approved. The motion carried by a voice vote.
YGM:2-0.

[2014](#)
[MIN-473](#)

Minutes of the November 25, 2014 Zoning and Land Regulation Committee meeting

Attachments: [11-25-14 ZLR minutes.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the Minutes of the November 25th meeting be approved. The motion carried by a voice vote.
YGM:2-0.

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

[10744](#)

PETITION: REZONE 10744

APPLICANT: SHAMROCK FARMS

LOCATION: WEST OF 4974 COUNTY HIGHWAY J, SECTION 31, TOWN OF CROSS PLAINS

CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District

REASON: shifting of property lines between adjacent land owners

Attachments: [10744 Staff update.pdf](#)

[10744 Town.pdf](#)

[10744 density.pdf](#)

[10744 Map.pdf](#)

[10744 App.pdf](#)

A motion was made by KOLAR, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote. YGM:2-0.

[10770](#)

PETITION: REZONE 10770

APPLICANT: JAMES P GARFOOT

LOCATION: 9234 JIM GARFOOT CIRCLE, SECTION 17, TOWN OF CROSS PLAINS

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

REASON: creation of one residential lot

Attachments: [10770 Staff Update.pdf](#)

[10770 Town Update.pdf](#)

[10770 town action.pdf](#)

[10770 Map.pdf](#)

[10770 Map 2.pdf](#)

[Cross Plains Density Policies.pdf](#)

[10770 Village Comp Plan.pdf](#)

[CP9711\(garfoot farm sec 17\)2007.pdf](#)

[10770 App.pdf](#)

A motion was made by KOLAR, seconded by SALOV, that the Zoning Petition be postponed to the Zoning & Land Regulation Committee meeting on 1/13/2015. The motion carried by a voice vote. YGM:2-0.

10774

PETITION: REZONE 10774

APPLICANT: THOMAS J BOBEK

LOCATION: 6925 ELDER LANE, SECTION 22, TOWN OF BRISTOL

CHANGE FROM: B-1 Local Business District TO C-1 Commercial District

REASON: zoning to allow a supper club/banquet facility

Attachments: [10774 CUP 2295 Staff Update.pdf](#)

[10774 Town.pdf](#)

[10774 CUP 2295 Additional Info.pdf](#)

[10774 Map update.pdf](#)

[10774 CUP 2295 App.pdf](#)

A motion was made by MATANO, seconded by SALOV, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote. YGM: 2-0.

1. Zoning petition boundaries are to be amended to include the additional 1-acre portion of land for the location of the on-site septic system.
2. A Certified Survey Map application shall be recorded for the entire site.
3. Recording of a Deed Restriction limiting the permitted land uses to Supper Club, Banquet Facility, and a Tavern.

[CUP 2295](#)

PETITION: CUP 2295

APPLICANT: THOMAS J BOBEK

LOCATION: 6925 ELDER LANE, SECTION 22, TOWN OF BRISTOL

CUP DESCRIPTION: Tavern

Attachments: [10774 CUP 2295 Staff Update.pdf](#)

[CUP 2295 Town.pdf](#)

[10774 CUP 2295 Additional Info.pdf](#)

[10774 Map update.pdf](#)

[10774 CUP 2295 App.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the Conditional Use Permit be approved with conditions. The motion carried by a voice vote. YGM: 2-0.

1. Owner to provide approvals from Dane County Public Health for a well and septic system of a proper capacity for the proposed use.
2. Applicant must provide parking plan for CUP area and the off-site parking area located on the other side of Branch Road, to be approved by Dane County Zoning.
3. Maximum customer capacity shall be 200. Owner to provide enough parking spaces for 200 occupants by utilizing parking on site and in the additional lot across the street.
4. The hours of operation shall be 11:00 a.m. to 2:00 a.m. Monday through Wednesday, 4:00 p.m. to 2:00 a.m. Thursday through Saturday, and 9:00 a.m. to 1:00 a.m. on Sundays.
5. There will be no outside storage.
6. Outdoor lighting shall utilize fixtures that direct lighting downward to minimize lighting going off-site.
7. Outside loudspeakers are prohibited.
8. Signs shall comply with Dane County Code of Ordinances. Signage to be placed on existing sign posts if in conformance with sign ordinances.
9. Retaining wall located at the corner of Branch Road and Elder Lane will be cut down per agreement with Town Chairman and owner.
10. Use permit shall become null and void upon the sale of the property to an unrelated 3rd party.

[10775](#)

PETITION: REZONE 10775

APPLICANT: PARK STREET ASSOCIATES

LOCATION: 824 DANE STREET, SECTION 35, TOWN OF MADISON

CHANGE FROM: R-3 Residence District TO C-1 Commercial District

REASON: creation of parking lot for an adjacent business

Attachments: [10775 Staff update.pdf](#)

[10775 Town.pdf](#)

[10775 Letter of Opposition.pdf](#)

[10775 Map.pdf](#)

[10775 App.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote. YGM: 2-0.

1. Recording of a Deed Restriction on the property to limit the land use to the off-site parking of vehicles only.
2. Recording of a Deed Restriction on the property to prohibit billboards signs.
3. Installation of a 6-foot solid fence on the north and west property lines.

E. Plats and Certified Survey Maps

[2014 LD-048](#)

Preliminary Plat - Bear Tree Farms, Town of Windsor, Section 28/33
(375 lots, 227 acres)

Acceptance of application and schedule for future consideration pursuant to established committee policy.

Attachments: [acceptance letter to ZLR.pdf](#)

[10754 - planning staff report.pdf](#)

[130451-PPv9 Sh1 \(Nov. 14, 2014\).pdf](#)

[130451-PPv9 Sh2 \(Nov. 14, 2014\).pdf](#)

[aerial.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the preliminary plat be accepted and shedule for future consideration. The motion carried by a voice vote. YGM: 2-0.

F. Resolutions

[2014
RES-355](#)

2015-2017 DANE COUNTY LEGISLATIVE AGENDA

Attachments: [2014 Res 355 Legislative Agenda 2015-2017.pdf](#)

A motion was made by MATANO, seconded by KOLAR, that the Resolution be recommended for approval as amended. The motion carried by a voice vote.
YGM: 2-0.

Amendment to Transportation, Land Use & the Environment section: Support local governmental efforts to improve water management through water conservation, a balanced water budget and enhanced ground water recharge.

G. Ordinance Amendment

[2014
OA-054](#)

AMENDING CHAPTER 7 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING PROCEDURE FOR CONDITIONAL USE PERMIT APPEALS

Attachments: [2014 OA-054.pdf](#)

A motion was made by KOLAR, seconded by MATANO, that the Ordinance be postponed to the Zoning & Land Regulation Committee meeting on 1/13/2015 to allow for additional review and comments. The motion carried by a voice vote.
YGM:2-0.

H. Other Business Authorized by Law

I. Reports to Committee

[2014
RPT-493](#)

Report of approved Certified Survey Maps

Attachments: [December.pdf](#)

J. Adjourn

A motion was made by MATANO, seconded by KOLAR, to adjourn the meeting at 7:45 PM. The motion carried unanimously.

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.