



Dane County

Meeting Agenda - 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, August 28, 2018

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

[11314](#)

PETITION: REZONE 11314

APPLICANT: KARL E WHISLER

LOCATION: NORTH OF 9007 COUNTY HIGHWAY A, SECTION 17,
TOWN OF PRIMROSE

CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes
District

REASON: creating one residential lot

Attachments: [11314 Staff](#)

[11314 Town](#)

[11314 Density](#)

[11314 Map](#)

[11314 APP](#)

[11315](#) PETITION: REZONE 11315
APPLICANT: BENJAMIN M JOHNSON
LOCATION: 1088 UNION ROAD, SECTION 13, TOWN OF OREGON
CHANGE FROM: C-2 Commercial District TO LC-1 Limited
Commercial District, A-2 (1) Agriculture District TO LC-1 Limited
Commercial District
REASON: downzone deed restricted commercial zoning to limited
commercial for landscaping business.

Attachments: [11315 CUP 2430 Staff](#)
[11315 Town](#)
[11315 Map](#)
[11315 APP](#)

[CUP 2430](#) PETITION: CUP 02430
APPLICANT: BENJAMIN M JOHNSON
LOCATION: 1088 UNION ROAD, SECTION 13, TOWN OF OREGON
REASON: downzone deed restricted commercial zoning to limited
commercial for landscaping business.

Attachments: [CUP 2430 Staff 11315](#)
[CUP 2430 Town](#)
[CUP 2430 Map](#)
[CUP 02430 APP](#)

[11316](#) PETITION: REZONE 11316
APPLICANT: GREGORY G GARD
LOCATION: 7830 RIVERSIDE ROAD, SECTION 30, TOWN OF
VERONA
CHANGE FROM: RH-1 Rural Homes District TO RH-2 Rural Homes
District, A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: increasing zoning district boundary to allow for additional
detached accessory building

Attachments: [11316 Staff](#)
[11316 Town](#)
[11316 Map](#)
[11316 APP](#)

[11317](#) PETITION: REZONE 11317
APPLICANT: LARRY G SKAAR
LOCATION: NORTH OF 3385 NORTH STAR ROAD, SECTION 28,
TOWN OF COTTAGE GROVE
CHANGE FROM: A-2 Agriculture District TO C-2 Commercial District
REASON: zoning change to allow contractor shop / yard

Attachments: [11317 Staff](#)
[11317 Town](#)
[11317 Map](#)
[11317 APP](#)

[11318](#) PETITION: REZONE 11318
APPLICANT: LEON G WAGNER
LOCATION: 1848 US HIGHWAY 51, SECTION 25, TOWN OF DUNN
CHANGE FROM: R-3 Residence District TO R-1A Residence District
REASON: removal of deed restriction and create additional residential
lot

Attachments: [11318 Staff](#)
[11318 Town](#)
[11318 Map](#)
[11318 APP](#)

[11319](#) PETITION: REZONE 11319
APPLICANT: DIANN L CAMPBELL
LOCATION: 1000 FEET EAST OF 8840 COUNTY HIGHWAY G,
SECTION 8, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [11319 Staff](#)
[11319 Town](#)
[11319 Density](#)
[11319 Map](#)
[11319 APP](#)

[11320](#) PETITION: REZONE 11320
APPLICANT: DAVID J ELLESTAD
LOCATION: 8181 COYLE DRIVE, SECTION 25, TOWN OF CROSS
PLAINS
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District, A-2 (2) Agriculture District TO A-2 (4) Agriculture District, A-2
(2) Agriculture District TO A-2 (8) Agriculture District, A-2 (4)
Agriculture District TO A-2 (8) Agriculture District
REASON: adding lands to two existing lots

Attachments: [11320 Staff](#)
[11320 Map](#)
[11320 APP](#)

[11321](#) PETITION: REZONE 11321
APPLICANT: AMY M FLUKE
LOCATION: 3098 HOPE HOLLOW TRAIL, SECTION 30, TOWN OF
COTTAGE GROVE
CHANGE FROM: B-1 Local Business District TO A-2 (2) Agriculture
District
REASON: Allow for residential use

Attachments: [11321 Staff](#)
[11321 Town](#)
[11321 Map](#)
[11321 APP](#)

[11322](#) [PETITION: REZONE 11322
APPLICANT: STIKLESTAD REV LIVING TR, DAVID & LYNN
LOCATION: 5571 BELLBROOK ROAD, SECTION 33, TOWN OF
OREGON
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11322 Staff](#)
[11322 Town](#)
[11322 Density](#)
[11322 Map](#)
[11322 APP](#)

[11323](#)

PETITION: REZONE 11323
APPLICANT: MULCAHY FAMILY TR, JAMES S
LOCATION: NORTH OF 6632 HYSLOP ROAD, SECTION 26, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [11323 Staff](#)
[11323 Density Sending](#)
[11323 Density](#)
[11323 Map TDR](#)
[11323 Map](#)
[11323 APP Revised](#)

[11324](#)

PETITION: REZONE 11324
APPLICANT: JANE M COOK
LOCATION: 105 COUNTY HIGHWAY N, SECTION 32, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District, A-2 (2) Agriculture District TO A-2 (2) Agriculture District
REASON: reconfiguring boundaries between two existing lots of record.

Attachments: [11324 Staff](#)
[11324 Town](#)
[11324 Density \(Easterly Parcel\)](#)
[11324 Density \(Westerly Parcel\)](#)
[11324 Map](#)
[11324 APP](#)

[11325](#) PETITION: REZONE 11325
APPLICANT: WILKEN INCOME TR, DAVID R
LOCATION: 3659 COUNTY HIGHWAY F, SECTION 29, TOWN OF VERMONT
CHANGE FROM: RH-3 Rural Homes District TO CO-1 Conservancy District
REASON: expansion of existing prairielands

Attachments: [11325 Staff](#)
[11325 Town](#)
[11325 Map](#)
[11325 APP](#)

[11326](#) PETITION: REZONE 11326
APPLICANT: TAMI AND TRACY BAHR
LOCATION: 996 STORYTOWN ROAD, SECTION 17, TOWN OF OREGON
CHANGE FROM: A-4 Agriculture District TO A-2 (8) Agriculture District
REASON: rezone to allow for a horse boarding facility

Attachments: [11326 CUP 2431 Staff](#)
[11326 Density](#)
[11326 Map](#)
[11326 APP](#)

[CUP 2431](#) PETITION: CUP 02431
APPLICANT: TAMI AND TRACY BAHR
LOCATION: 996 STORYTOWN ROAD, SECTION 17, TOWN OF OREGON
CUP DESCRIPTION: HORSEBOARDING AND SANITARY FIXTURES

Attachments: [CUP 2431 Staff 11326](#)
[CUP 2431 Density](#)
[CUP 2431 Map](#)
[CUP 2431 APP](#)

[11327](#) PETITION: REZONE 11327
APPLICANT: DALE L SKAAR
LOCATION: 3272 DEERFIELD ROAD, SECTION 31, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District
REASON: separating existing residence from farmland

Attachments: [11327 Staff](#)
[11327 Town](#)
[11327 Density](#)
[11327 Map](#)
[11327 APP](#)

[11328](#) PETITION: REZONE 11328
APPLICANT: RICHARD L KLINGER III
LOCATION: 2731 GUST ROAD, SECTION 12, TOWN OF SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO LC-1 Limited Commercial District
REASON: zoning change to allow a landscaping business

Attachments: [11328 Staff](#)
[11328 Town](#)
[11328 Area Map](#)
[11328 Map](#)
[11328 APP revised](#)

[11329](#) PETITION: REZONE 11329
APPLICANT: JAMES S GIBSON
LOCATION: WEST OF 70 DRAMMEN VALLEY ROAD, SECTION 31, TOWN OF PERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating two residential lots

Attachments: [11329 Staff](#)
[11329 Town](#)
[11329 Density](#)
[11329 Map](#)
[11329 APP](#)

[11330](#) PETITION: REZONE 11330
APPLICANT: WIS-PROPERTIES LLC
LOCATION: 6383 EVEREST DRIVE, SECTION 12, TOWN OF
VERONA
CHANGE FROM: R-2 Residence District TO R-3A Residence District
REASON: zoning compliance for existing duplex

Attachments: [11330 Staff](#)
[11330 Town](#)
[11330 Map](#)
[11330 APP](#)

[11331](#) PETITION: REZONE 11331
APPLICANT: LUCKY PUP LLC
LOCATION: 2515 US HIGHWAY 51, SECTION 15, TOWN OF DUNN
CHANGE: B-1 Business District to Planned Unit Development (PUD)
REASON: General Development Plan for dog park and restaurant

Attachments: [11331 Staff](#)
[11331 Town](#)
[11331 Map](#)
[GDP App](#)

[CUP 2429](#) PETITION: CUP 02429
APPLICANT: TIMOTHY J FOULKER
LOCATION: 6538 SCHUMACHER ROAD, SECTION 33, TOWN OF
VIENNA
CUP DESCRIPTION: landscape business and event barn

Attachments: [CUP 2429 Staff](#)
[CUP 2429 History](#)
[CUP 2429 Town](#)
[CUP 2429 Map](#)
[CUP 02429 APP](#)

[CUP 2432](#) PETITION: CUP 02432
APPLICANT: ADAM W HOON
LOCATION: 7312 FELLOWS ROAD, SECTION 15, TOWN OF DANE
CUP DESCRIPTION: farm residence

Attachments: [CUP 2432 Staff](#)
[CUP 2432 Town](#)
[CUP 2432 Density](#)
[CUP 2432 Map](#)
[CUP 02432 APP](#)

[CUP 2434](#) PETITION: CUP 02434
APPLICANT: DUNN, TOWN OF
LOCATION: 4156 COUNTY HIGHWAY B, SECTION 21, TOWN OF
DUNN
CUP DESCRIPTION: 60' broadband communications tower

Attachments: [CUP 2434 Staff](#)
[CUP 2434 Town](#)
[CUP 2434 RF Engineering Report](#)
[CUP 2434 Town Collocation Waiver Request](#)
[CUP 2434 Site Plan](#)
[CUP 2434 Photo Simulations](#)
[CUP 2434 Map](#)
[CUP 2434 APP](#)

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

E. Plats and Certified Survey Maps

[2018 LD-019](#) Dvorak proposed 3-lot Certified Survey Map
Town of Rutland
Staff recommends that the land division be approved.

Attachments: [Report](#)
[Rutland GN Land Holdings LLC CSM 08_16_2018](#)
[20180808120242](#)

[2018 LD-020](#) Land Division waiver - (see rezone petition 11325) David Wilken 2- lot Certified Survey Map
Town of Vermont
Staff recommends approval to allow proposed lot 2 to have no frontage along a public road.

Attachments: [map](#)
[WILKEN CSM \(6-15-18\)](#)
[DC Variance App & check](#)

[2018 LD-021](#) Land Division waiver - (see rezone petition 11324) Jane Cook, 2- lot Certified Survey Map
Town of Albion
Staff recommends approval to allow both lots to have no frontage along a public road due to an existing access easement on file.

Attachments: [map](#)
[20180820135945](#)

F. Resolutions

[2018 RES-206](#) AMENDING DANE COUNTY PLANNING AND DEVELOPMENT DEPARTMENTS 2018 BUDGET TO TRANSFER FUNDS TO THE DANE COUNTY CLERK'S 2018 BUDGET TO FACILITATE THE COMPLETION AND EXECUTION OF THE VOTER ID EDUCATION PLAN

Attachments: [2018 RES-206](#)
[2018 RES-206 FISCAL NOTE](#)

Legislative History

8/24/18 County Board referred to the Zoning & Land Regulation Committee

This Resolution Requiring 2/3rds Vote was referred to the Zoning & Land Regulation Committee

8/24/18 County Board referred to the Executive Committee

This Resolution Requiring 2/3rds Vote was referred to the Executive Committee

8/24/18 County Board referred to the Personnel & Finance Committee

This Resolution Requiring 2/3rds Vote was referred to the Personnel & Finance Committee

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

2018 DISC-009 Discussion of the adoption process for the new zoning ordinance

Attachments: Discuss the adoption process of the new zoning ordinance

J. Other Business Authorized by Law

K. 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.