

# Dane County



## Minutes

Tuesday, December 9, 2014

7:00 PM

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

**Zoning & Land Regulation Committee**

## 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

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

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

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

**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

**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

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

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.
- 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
- 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
- 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

## 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.*