



Dane County

Meeting Agenda - Final Zoning & Land Regulation Committee

Tuesday, June 24, 2014

7:00 PM

City - County Building, ROOM 201
210 Martin Luther King Jr. Blvd., Madison

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

[10687](#)

PETITION: REZONE 10687
APPLICANT: DAVID W SMITHBACK
LOCATION: 500 FEET NORTH OF PEBBLE LN EAST OF CLEAR VIEW ROAD, SECTION 11, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments:

[10687 Staffreport \(Smithback\).pdf](#)
[10687 town action.pdf](#)
[10687 map.pdf](#)
[CH10687\(Vasby farms sec 11\)2014.pdf](#)
[10687APP.pdf](#)

[10688](#)

PETITION: REZONE 10688
APPLICANT: RODNEY NELSON
LOCATION: 5361 & 5359 MAHOCKER RD, SECTION 19, TOWN OF BLACK EARTH
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating two residential lots for existing residences and creating one agricultural lot

Attachments:

[10688 Staffreport \(Nelson\).pdf](#)
[10688 map.pdf](#)
[10688densitystudy.pdf](#)
[10688 APP.pdf](#)

[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](#)
[10690 APP.pdf](#)

[10691](#) PETITION: REZONE 10691
APPLICANT: TOWN OF COTTAGE GROVE
LOCATION: TOWN OF COTTAGE GROVE, SECTION 16, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO Development District
REASON: compliance with farmland preservation plan as required by
ss. 91.38

Attachments: [10691 Staffreport \(Cottage Grove blanket rz\).pdf](#)
[10691 town action.pdf](#)
[10691 map.pdf](#)
[10691 APP.pdf](#)

[10692](#) PETITION: REZONE 10692
APPLICANT: DALE D SECHER
LOCATION: 1042 TIPPERARY RD., SECTION 16, TOWN OF
OREGON
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: creating one residential lot

Attachments: [10692 Staffreport \(Secher\).pdf](#)
[10692 town action.pdf](#)
[10692 map.pdf](#)
[10692 map2.pdf](#)
[10692densitystudy.pdf](#)
[10692 APP.pdf](#)

[10693](#) PETITION: REZONE 10693
APPLICANT: TOWN OF BERRY
LOCATION: WEST OF 4867 COUNTY HIGHWAY P, SECTION 35,
TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO CO-1 Conservancy
District
REASON: compliance with farmland preservation plan as required by
ss. 91.38

Attachments: [10693 Staffreport \(Berry blanket rz\).pdf](#)
[10693 town action.pdf](#)
[10693 BerryFPZ_Map_Final.jpg](#)
[10693 APP.pdf](#)

[10695](#) PETITION: REZONE 10695
APPLICANT: BRIAN HENNING
LOCATION: SOUTH OF 6663 COUNTY HIGHWAY TT, SECTION 33,
TOWN OF YORK
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [10695 Staffreport \(Henning\).pdf](#)
[10695 town action.pdf](#)
[10695 map.pdf](#)
[10695densitystudy.pdf](#)
[10695 APP.pdf](#)

[10696](#) PETITION: REZONE 10696
APPLICANT: BRENT H MOSHER
LOCATION: 5025 MISSOURI RD, SECTION 27, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District,
R-1 Residence District TO RH-3 Rural Homes District, A-1EX Agriculture
District TO RH-3 Rural Homes District
REASON: separating existing residence from farmland

Attachments: [10696 Staffreport \(Mosher\).pdf](#)
[10696 map.pdf](#)
[10696densitystudy.pdf](#)
[10696 APP.pdf](#)

[10697](#) PETITION: REZONE 10697
APPLICANT: SCOTT REAMER
LOCATION: 1292 W. MEDINA ROAD, SECTION 32, TOWN OF
MEDINA
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: creating one residential lot

Attachments: [10697 Staffreport \(Reamer\).pdf](#)
[10697 map.pdf](#)
[10697densitystudy.pdf](#)
[10697 APP.pdf](#)

[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 Staffreport \(WEA\).pdf](#)
[10698 map.pdf](#)
[10698 APP.pdf](#)

[10699](#) PETITION: REZONE 10699
APPLICANT: ROMAN E HAAS
LOCATION: JUST NORTH OF 7807 FISH LAKE ROAD, SECTION 4,
TOWN OF ROXBURY
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District
REASON: creating one residential lot

Attachments: [10699 staffrpt REV6-16.pdf](#)
[10699 town action.pdf](#)
[10699 map.pdf](#)
[10699 map \(FEMA FIRM 2014\).pdf](#)
[10699map2.pdf](#)
[RX10699\(Haas farm sec 4\)2014.pdf](#)
[10699 APP.pdf](#)

[10700](#) PETITION: REZONE 10700
APPLICANT: DAVID R MERTENS
LOCATION: 6427 COUNTY HIGHWAY A, SECTION 13, TOWN OF MONTROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District, A-1EX Agriculture District TO A-2(8) Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [10700 Staffreport \(Mertens\).pdf](#)
[10700 map.pdf](#)
[10700densitystudy.pdf](#)
[10700 app.pdf](#)

[10701](#) PETITION: REZONE 10701
APPLICANT: RICHARD S HERSCHLEB
LOCATION: 4389 COUNTY HIGHWAY DM, SECTION 5, TOWN OF WINDSOR
CHANGE FROM: A-2 Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments: [10701 Staffreport \(Herschleb\).pdf](#)
[10701 map.pdf](#)
[10701 APP.pdf](#)

[10702](#) PETITION: REZONE 10702
APPLICANT: MAXWELL FAMILY LLC
LOCATION: 7711 MIDTOWN ROAD, SECTION 6, TOWN OF VERONA
CHANGE FROM: A-2 Agriculture District TO A-3 Agriculture District, A-1EX Agriculture District TO A-3 Agriculture District, RH-2 Rural Homes District TO A-3 Agriculture District, A-2 Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: reconfiguring two residential lots and creating two agricultural lots for farm educational facility

Attachments: [10702-2276 Staffreport \(Maxwell\).pdf](#)
[10702 town action \(rezone only\).pdf](#)
[10702 map.pdf](#)
[10702 CUP 2276 APP.pdf](#)

[10703](#) PETITION: REZONE 10703
APPLICANT: JAMES J SKALITZKY
LOCATION: JUST WEST OF STATE HIGHWAY 19 AND TOWN HALL ROAD, SECTION 3, TOWN OF SUN PRAIRIE
CHANGE FROM: A-2 (1) Agriculture District TO C-2 Commercial District
REASON: rezoning for mini-warehouses.

Attachments: [10703 Staffreport \(Skalitzky\).pdf](#)
[10703 map.pdf](#)
[10703 Skalitzky-Geiger Rezone Letter - Request to Postpone 6-13-2014.pdf](#)
[10703 APP.pdf](#)

[10704](#) PETITION: REZONE 10704
APPLICANT: WILLIAM J BUSS
LOCATION: 900 FEET EAST OF 2141 LESLIE ROAD, SECTION 23, TOWN OF DUNKIRK
CHANGE FROM: RH-3 Rural Homes District TO LC-1 Limited Commercial District, RH-3 Rural Homes District TO CO-1 Conservancy District
REASON: create lot to allow a concrete contractor business

Attachments: [10704 Staffreport \(Buss\).pdf](#)
[10704 Town action.pdf](#)
[10704 map.pdf](#)
[10704 APP.pdf](#)

[10708](#) PETITION: REZONE 10708
APPLICANT: STEVEN M WOLFE
LOCATION: 7233 COOPER ROAD, SECTION 18, TOWN OF YORK
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: separating existing residence from farmland

Attachments: [10708 Staffreport \(Wolfe\).pdf](#)
[10708 town action.pdf](#)
[10708 map.pdf](#)
[10708densitystudy.pdf](#)
[10708 APP.pdf](#)

[CUP 2274](#) PETITION: CUP 02274
APPLICANT: JOSEPH G PASKUS
LOCATION: 6515 SEYBOLD ROAD, SECTION 25, TOWN OF
MIDDLETON
CUP DESCRIPTION: allow car wash

Attachments: [2274 Staffreport \(Paskus\).pdf](#)
[2274 map.pdf](#)
[CUP 2274 APP.pdf](#)

[CUP 2275](#) PETITION: CUP 02275
APPLICANT: RICHARD A FIZZELL
LOCATION: 895 STORYTOWN ROAD, SECTION 17, TOWN OF
OREGON
CUP DESCRIPTION: limited rural business-metal fabrication, welding,
art and repairs.

Attachments: [2275 Staffreport \(Fizzell\).pdf](#)
[2275 town action.pdf](#)
[2275 map.pdf](#)
[CUP 2275 APP.pdf](#)

[CUP 1613](#) REVIEW AND POSSIBLE REVOCATION OF CUP 1613 (LIMITED
FAMILY BUSINESS)
LANDOWNER: KENNETH AND VICKI MARTINSON
LOCATION: 4614 COUNTY HIGHWAY A, SECTION 18, TOWN OF
RUTLAND
VIOLATION: FAILURE TO INSTALL LANDSCAPE BUFFER PER
APPROVED CONDITIONS

Attachments: [CUP 1613 staff.pdf](#)
[CUP 1613 map.pdf](#)
[CUP 1613 violations.pdf](#)
[CUP 1613.pdf](#)

[2014 OA-019](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING THE TOWN OF WINDSOR
COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN AND THE DANE COUNTY FARMLAND
PRESERVATION PLAN

Sponsors: O'LOUGHLIN, BOLLIG, de FELICE, DOWNING, DYE, ERICKSON, KOLAR, MATANO,
McCARVILLE, MILES, PERTL, RICHMOND, SALOV, SCHAUER, SCHMIDT and
VELDRAN

Attachments: [2014 OA-019.pdf](#)
[OA19WindsorStaffmemo06_2014.pdf](#)

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

[CUP 2260](#) PETITION: CUP 2260
APPLICANT: CRAZY ACRES INC
LOCATION: WEST OF 983 STATE HIGHWAY 73, SECTION 15, TOWN OF ALBION
CUP DESCRIPTION: mineral extraction

Attachments: [CUP 2260 app.pdf](#)
[CUP 2260 staff revised.pdf](#)
[CUP 2260 staff memo May 7.pdf](#)
[CUP 2260 town.pdf](#)
[CUP 2260 opposition.pdf](#)
[CUP 2260 yahara.pdf](#)
[CUP 2260 op plan revised.pdf](#)
[CUP 2260 Stantec.pdf](#)
[CUP 2260-ZLR Letter in opposition May 7.pdf](#)
[CUP 2260 May 8 - Blockstein.pdf](#)
[CUP #2260 notification.pdf](#)

E. Plats and Certified Survey Maps

[2014 LD-012](#) Final Plat - NORTH PARK FITCHBURG, City of Fitchburg
(12 lots) (application deadline 6/26/14)
Staff recommends certification of non-objection.

Attachments: [aerial_layout.jpg](#)
[27257 North Park Fitchburg_0001.PDF](#)
[27257 North Park Fitchburg_0002.PDF](#)
[27257 North Park Fitchburg_0003.PDF](#)

[2014 LD-016](#) Final Plat - IRONWOOD ESTATES, City of Sun Prairie
(86 lots) (application deadline 7/06/14)
Staff recommends certification of non-objection.

Attachments: [aerial_layout.jpg](#)
[27260 Ironwood Estates_0001.PDF](#)
[27260 Ironwood Estates_0002.PDF](#)

[2014 LD-013](#) Gerald and Diane Endres proposed 2-lot Certified Survey Map
Town of Roxbury, Section 17

Attachments: [6.24.14 letter to ZLR.doc](#)
[CSM9606RoxburySec17ReviewMemo.pdf](#)
[14-12.pdf](#)
[content.pdf](#)

[2014 LD-014](#) Thomas and Kathleen Lehman proposed 2-lot Certified Survey Map
Town of Burke, Section 25

Attachments: [6.24.14 letter to ZLR.doc](#)
[Burke Lehman CSM 060514.pdf](#)
[content.pdf](#)

[2014 LD-015](#) Rod Nelson, proposed 2-lot Certified Survey Map
Town of Black Earth, Section 19
Waiver request for proposed lots 1 and 2 of a 3-lot CSM from the public
highway frontage requirements as per S. 75.19(6)(b)

Attachments: [aerial.jpg](#)
[waiver content.pdf](#)

F. Resolutions

G. Ordinance Amendment

[2014 OA-019](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF
ORDINANCES, INCORPORATING THE TOWN OF WINDSOR
COMPREHENSIVE PLAN INTO THE DANE COUNTY
COMPREHENSIVE PLAN AND THE DANE COUNTY FARMLAND
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Sponsors: O'LOUGHLIN, BOLLIG, de FELICE, DOWNING, DYE, ERICKSON, KOLAR, MATANO,
McCARVILLE, MILES, PERTL, RICHMOND, SALOV, SCHAUER, SCHMIDT and
VELDRAN

Attachments: [2014 OA-019.pdf](#)
[OA19WindsorStaffmemo06_2014.pdf](#)

H. Reports to Committee

I. Other Business Authorized by Law

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 peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.