



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, June 27, 2017

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

[11139](#)

PETITION: REZONE 11139

APPLICANT: ESSER FAMILY TR

LOCATION: 8456 PINE HILL ROAD, SECTION 14, TOWN OF CROSS PLAINS

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

REASON: shifting of property lines between adjacent land owners

Attachments: [11139 Staff](#)

[11139 Map](#)

[11139 App](#)

[11140](#) PETITION: REZONE 11140
APPLICANT: DONALD H ESSER
LOCATION: EAST OF 6600 KOPP ROAD, SECTION 1, TOWN
OF SPRINGFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments: [11140 Staff](#)
[11140 Town](#)
[11140 REVISED CSM](#)
[11140 Density](#)
[11140 Map](#)
[11140 App](#)

[11141](#) PETITION: REZONE 11141
APPLICANT: HOLTZMAN REV LIVING TR, JON E
LOCATION: 3221 STATE HIGHWAY 134, SECTION 36, TOWN
OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11141 Staff](#)
[11141 Density](#)
[11141 Map](#)
[11141 App](#)

[11142](#) PETITION: REZONE 11142
APPLICANT: JOHN W BREUNIG
LOCATION: 1957 GREENWAY ROAD, SECTION 26, TOWN OF
BRISTOL
CHANGE FROM: A-1 Agriculture District TO A-2 (1) Agriculture
District
REASON: change zoning to allow for a taller accessory building

Attachments: [11142 Staff](#)
[11142 Town](#)
[11142 Map](#)
[11142 App](#)

[11144](#) PETITION: REZONE 11144
APPLICANT: FURSETH FARMS INC
LOCATION: 731 BASS LAKE ROAD, SECTION 19, TOWN OF
DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11144 Staff](#)
[11144 Density](#)
[11144 Map](#)
[11144 App](#)

[11145](#) PETITION: REZONE 11145
APPLICANT: BLUE VISTA FARM LLC
LOCATION: 350 FEET EAST OF 5664 BELL BROOK ROAD,
SECTION 28, TOWN OF OREGON
CHANGE FROM: RH-4 Rural Homes District TO A-1EX Agriculture
District, RH-4 Rural Homes District TO RH-3 Rural Homes District,
RH-4 Rural Homes District TO RH-2 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11145 Staff](#)
[11145 Town](#)
[11145 Map](#)
[11145 App](#)

[11146](#) PETITION: REZONE 11146
APPLICANT: LEONARD REV TR, ALEXANDER & KRISTINE
LOCATION: NORTH OF 4915 PINE SPRING ROAD, SECTION
36, TOWN OF VIENNA
CHANGE FROM: CO-1 Conservancy District TO A-2 Agriculture
District
REASON: shifting of property lines between adjacent land owners

Attachments: [11146 Staff](#)
[11146 Town](#)
[11146 Map](#)
[11146 App](#)

[11147](#) PETITION: REZONE 11147
APPLICANT: PAUL A MORRISON
LOCATION: 1207 SOUTH FISH HATCHERY ROAD, SECTION 9,
TOWN OF OREGON
CHANGE FROM: A-1EX Agriculture District and RH-1 Rural
Homes District TO A-2 Agriculture District, A-1EX Agriculture
District to A-4 Agriculture District
REASON: separating existing residence from farmland

Attachments: [11147 Staff](#)
[11147 Town](#)
[11147 Map](#)
[11147 App](#)

[11148](#) PETITION: REZONE 11148
APPLICANT: THOMAS L SCHALLER
LOCATION: SOUTH OF NORTH FAIR OAK ROAD, SECTION 23,
TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments: [11148 Staff](#)
[11148 Density](#)
[11148 Map](#)
[11148 Historic plat of survey](#)
[11148 Historic Easement](#)
[11148 App](#)

[11149](#) PETITION: REZONE 11149
APPLICANT: JELLE SUNNY RIDGE LLC
LOCATION: SOUTH OF 2000 STATE HIGHWAY 78, SECTION
27, TOWN OF BLUE MOUNDS
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: creating one residential lot

Attachments: [11149 Staff](#)
[11149 Town](#)
[11149 Demisity](#)
[11149 Map](#)
[11149 App](#)

[11150](#) PETITION: REZONE 11150
APPLICANT: SUSAN K BARBER
LOCATION: 1987 BARBER DRIVE, SECTION 26, TOWN OF DUNN
CHANGE FROM: RE-1 Recreational District TO PUD Planned Unit, B-1 Local Business District TO PUD Planned Unit, R-3 Residence District TO PUD Planned Unit
REASON: indoor warehousing and single family dwelling along with wetland restoration

Attachments: [11150 Staff](#)
[Revised GDP Package](#)
[11150 CSM](#)
[Barber Bay GDP concerns](#)
[11150 App](#)

[11151](#) PETITION: REZONE 11151
APPLICANT: COMPLETE PHYTOCHEMICAL SOLUTIONS LLC
LOCATION: 275 RODNEY ROAD, SECTION 2, TOWN OF CHRISTIANA
CHANGE FROM: C-2 Commercial District TO C-2 Commercial District
REASON: changing deed restrictions from prior rezone approval

Attachments: [11151 Staff](#)
[11151 Town](#)
[11151 Map](#)
[11151 App](#)

[11152](#) PETITION: REZONE 11152
APPLICANT: KURT LESLIE
LOCATION: SOUTH OF 4380 BLUE MOUNDS TRAIL, SECTION 9, TOWN OF VERMONT
CHANGE FROM: RH-3 Rural Homes District TO A-2 (8) Agriculture District
REASON: zoning change to allow agriculture accessory building

Attachments: [11152 Staff](#)
[11152 Town](#)
[11152 Map](#)
[11152 App](#)

[11153](#) PETITION: REZONE 11153
APPLICANT: GETCHEL LIVING TR
LOCATION: 1997 COUNTY HIGHWAY PB, SECTION 26, TOWN
OF VERONA
CHANGE FROM: B-1 Local Business District TO RH-1 Rural
Homes District, RH-2 Rural Homes District TO RH-1 Rural Homes
District
REASON: creation of 3 parcels

Attachments: [11153 Staff](#)
[11153 Town](#)
[11153 Town Planning Report](#)
[11153 Map](#)
[11153 App](#)

[CUP 2381](#) PETITION: CUP 2381
APPLICANT: JOEL E HOUGAN
LOCATION: 500 FEET EAST OF 2488 KOSHKONONG ROAD,
SECTION 9, TOWN OF PLEASANT SPRINGS
CUP DESCRIPTION: ready mix concrete batch plant

Attachments: [2381 Staff](#)
[2381 Town](#)
[2381 town minutes](#)
[2381 Map](#)
[CUP 2381 App](#)

[CUP 2382](#) PETITION: CUP 2382
APPLICANT: PETTIT PROPERTIES LLC
LOCATION: 318 GOEDE ROAD, SECTION 26, TOWN OF
ALBION
CUP DESCRIPTION: outdoor storage of more than 12 vehicles
and pieces of construction equipment

Attachments: [CUP 2382 Staff](#)
[CUP 2382 Town](#)
[CUP 2382 Map](#)
[CUP 2382 Application revised](#)
[CUP 2382 App](#)

[CUP 2092](#) Revocation of Conditional Use Permit #2092
Jon and Wendy Steinhauer
1861 Sandy Ridge Court, Section 34, Town of Springdale
Reason: violation of conditions of approval for a limited family
business (auto repair)

Attachments: [Staff Report on CUP 2092](#)
[Town Board minutes Jan162017](#)
[Town Letter Feb 8](#)
[Town Board Minutes Mar202017](#)
[2008 violation](#)
[2016 violation](#)
[Neighborhood comments](#)

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

E. Plats and Certified Survey Maps

[2017 LD-011](#) Land Division Waiver - Public road frontage requirements
Town of Primrose
Stephen Flach 4-lot Certified Survey Map

Attachments: [waiver](#)
[20170613165423](#)

[2017 LD-012](#) Land Division Waiver - Ch.75 Design Standards
The Community of Bishops Bay, Phase 5 - Preliminary Plat
Town of Westport

Attachments: [map](#)
[20170619120610](#)
[2017-5-18 CoBB The Prairie & The Farm Ph 5 Preliminary Plat](#)
[T-Westport PlanCommision 06-12-17](#)

[2017 LD-013](#) Preliminary Plat - The Community of Bishops Bay
Town of Westport
Staff recommends conditional approval

Attachments: [conditions](#)
[map](#)
[PrairieAndFarmPhase5 review memo](#)
[17-10](#)
[2017-5-18_CoBB The Prairie & The Farm Ph 5_Preliminary Plat](#)

[2017 LD-014](#) Preliminary Plat - Welcome Homes
Town of Middleton
Staff recommends conditional approval

Attachments: [conditional](#)
[map](#)
[Welcome Homes Prelim 2017.05.05](#)

[2017 LD-016](#) Preliminary Plat - Wellington Trace
Town of Bristol

Attachments: [conditions](#)
[Hart Subdivision Bristol 31 06_13_2017](#)
[map](#)
[Bird St. Wetland Investigation Results Letter \(1\)](#)
[Bird St. Wetland Investigation Results Letter](#)
[20170516092311](#)
[2016-12-22 Paul Hardy Soils Summary](#)
[10869prelimsoilsmap](#)
[20170518_091735 resized](#)
[2017-02-08 Concept 5 11x17](#)

[2017 LD-015](#) Final Plat - Cross Point Estates
City of Verona
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)
[27683 CROSS POINT ESTATES](#)

F. Resolutions

G. Ordinance Amendment

H. Items Requiring Committee Action

I. Reports to Committee

[2017 RPT-196](#) Report of approved Certified Survey Maps

Attachments: [June 2017](#)

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.