

Dane County



Minutes

Tuesday, March 13, 2018

6:30 PM

City - County Building, ROOM 354

CCB, Room 354

Zoning & Land Regulation Committee

A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, and Violante

Youth Governance Members present: Sam Fischer.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

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

No comments made by the public.

C. Consideration of Minutes

[2017](#)
[MIN-547](#)

Minutes of the February 13, 2018 Zoning and Land Regulation Committee meeting

A motion was made by MATANO, seconded by MILES, to approve the minutes of the February 13, 2018 Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[2017](#)
[MIN-548](#)

Minutes of the February 27, 2018 Zoning and Land Regulation Committee meeting

A motion was made by MATANO, seconded by O'LOUGHLIN, to approve the minutes of the February 27, 2018 Zoning and Land Regulation Committee meeting. The motion carried by the following vote: 5-0.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

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

[11253](#)

PETITION: REZONE 11253

APPLICANT: SCHROEDER LIVING TR, DALE KENNETH

LOCATION: 7108 LAVINA ROAD, SECTION 34, TOWN OF DANE

CHANGE FROM: A-2 (1) Agriculture District TO LC-1 Limited Commercial District

REASON: zoning to allow for a limited commercial business.

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.

1. A deed restriction shall be recorded on the property to identify that a conditional use permit is needed in order to construct a single-family residence on the property. The current landowner is responsible for any and all repairs needed to the asphalt or shoulder of Lavina Road in near proximity to the driveway.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[CUP 02406](#)

PETITION: CUP 02406
APPLICANT: TOAD HILL CHILDRENS HOUSE LLC
LOCATION: 4560 RUSTIC DRIVE, SECTION 2, TOWN OF BLOOMING GROVE
CUP DESCRIPTION: child care center and Montessori school in RH-1

A motion was made by MATANO, seconded by MILES, that this Conditional Use Permit be approved with 9 conditions. The motion carried by the following vote: 5-0.

1. The enrollment at the school shall be limited to only 90 children.
2. Hours of operation shall be from 7 am to 6 pm Monday through Friday.
3. Arrival and departure times will be staggered to minimize traffic.
4. The parking on the south side of the building shall be devoted to employee parking.
5. The parking area on the north side of the existing building shall be expanded and configured as described in the site plan and parking plan. The parking area shall have a minimum of 24 feet wide drive aisle and 9' x 18' stalls.
6. Parking shall be prohibited along Rustic Road until such time as a sidewalk is installed along the east side of Rustic Drive.
7. The sanitary system shall be approved by the Department of Health for the operation of the daycare facility prior to any expansion of the facility.
8. Exterior lighting shall be down-lit and shall not cause a nuisance to neighboring property owners.
9. All signs shall comply with the Dane County Code of Ordinances.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

F. Plats and Certified Survey Maps

[2017 LD-052](#)

Final Plat - @ Edge Live/Work
City of Fitchburg
Staff recommends a certification of non-objection.

A motion was made by MILES, seconded by O'LOUGHLIN, that the plat be certified with a condition that the name of the plat be changed to not include symbols. The motion carried by a voice vote, 5-0.

[2017 LD-056](#)

Final Plat - Fifth Addition to Nine Springs
City of Fitchburg
Staff recommends a certification of non-objection.

A motion was made by MILES, seconded by BOLLIG, that the plat be certified with no objections. The motion carried by a voice vote, 5-0.

[2017 LD-055](#) Preliminary Plat - Cardinal Prairie
Town of Middleton
Staff recommends conditional approval.

A motion was made by BOLLIG, seconded by MATANO, that the preliminary plat be approved with conditions. The motion carried by a voice vote, 5-0.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied.
3. All streets shall be noted as dedicated to the public.
4. Outlot 3 lacks the required public road frontage from a cul-de-sac. Minimum is 30 feet.
 - Staff recommends that a note be placed on the plat that states no development may occur on OL 3.
5. Utility easements are to be provided.
6. Proposed street names are to be reviewed with respect to Ch. 76 of the DCCO. Dane County Surveyor Dan Frick will need to approve.
 - One new road name proposed – “Badger Run”
7. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
8. Comments from the Public Health department are to be satisfied:
 - Recording an easement protecting the existing septic system on proposed lot 8 would be acceptable. The easement shall be shown on the plat as well.
9. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established prior to any land disturbing activity.
10. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.
11. The required approval certificates are to be satisfied prior to the plat being recorded.
 - Town of Middleton
 - Dane County

[2017 LD-054](#) Land Division Waiver - 2-lot Town of Albion
Town of Albion
The town is proposing a lot with 25.09' of frontage, less than the required 66' as per Ch. 75.19(6)(b).

A motion was made by MATANO, seconded by MILES, that the Land Division waiver be approved to allow proposed lot 2 with 25.09' of public road frontage. The motion carried by a voice vote, 5-0.

Finding of fact: Sensitive environmental features to the east and no further development will occur that may require a future road to be dedicated to serve additional lots.

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

A motion was made by MILES, seconded by O'LOUGHLIN, to adjourn the March 13th Zoning and Land Regulation Committee meeting at 6:55pm. The motion carried unanimously.

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, lane.roger@countyofdane.com