



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, October 27, 2015

7:00 PM

City - County Building, ROOM 201
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

[10893](#)

PETITION: REZONE 10893
APPLICANT: LEE HOMES LLC
LOCATION: 4303 OLD STONE ROAD, SECTION 20, TOWN OF RUTLAND
CHANGE FROM: RH-3 Rural Homes District TO RH-4 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10893 Staff](#)

[10893 Town](#)

[10893 Map](#)

[10893 App](#)

[10895](#)

PETITION: REZONE 10895
APPLICANT: DANIEL S BREUNIG
LOCATION: 6625 VIADUCT ROAD, SECTION 11, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: creating one residential lot

Attachments:

[10895 Staff](#)

[10895 Density \(sending prop\)](#)

[10895 Density \(receiving prop\)](#)

[10895 Map](#)

[10895 App](#)

[10896](#) PETITION: REZONE 10896
APPLICANT: IVAN J HELLENBRAND
LOCATION: EAST OF 7228 KICKABOO ROAD, SECTION 16, TOWN
OF SPRINGFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

Attachments: [10896 Staff](#)
[10896 Town](#)
[10896 Density](#)
[10896 Map](#)
[10896 App](#)

[10897](#) PETITION: REZONE 10897
APPLICANT: STEVEN F ANDRES
LOCATION: 2783 PRAIRIE CIRCLE, SECTION 7, TOWN OF VERONA
CHANGE FROM: RH-2 Rural Homes District TO RH-1 Rural Homes
District
REASON: creating a residential lot from an existing residential lot

Attachments: [10897 Staff](#)
[10897 Town](#)
[10897 Map](#)
[10897 App](#)

[10899](#) PETITION: REZONE 10899
APPLICANT: KENT J STAUDT
LOCATION: 4672 VILAS ROAD, SECTION 6, TOWN OF COTTAGE
GROVE
CHANGE FROM: R-2 Residence District TO A-2 (1) Agriculture District
REASON: zoning compliance to allow for the construction of an
accessory building

Attachments: [10899 Staff](#)
[10899 Map](#)
[10899 Town](#)
[10899 App](#)

[10900](#)

PETITION: REZONE 10900
APPLICANT: PAUL H LENERZ
LOCATION: E OF 9500 STATE HIGHWAY 19, SECTION 7, TOWN OF BERRY
CHANGE FROM: RH-1 Rural Homes District TO A-4 Agriculture District, A-4 Agriculture District TO RH-1 Rural Homes District
REASON: relocating the existing residential lot to the east of current location

Attachments:

[10900 Staff](#)
[10900 Town](#)
[10900 Map](#)
[10900 App](#)

[10901](#)

PETITION: REZONE 10901
APPLICANT: MATT HAMACHER
LOCATION: 3279 STATE HIGHWAY 138, SECTION 12, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO C-1 Commercial District
REASON: creating one residential lot and one commercial lot for a lawn care business

Attachments:

[10901 Staff](#)
[10901 Town](#)
[10901 Map](#)
[10901 App](#)

[10902](#)

PETITION: REZONE 10902
APPLICANT: JANET L BERGE
LOCATION: 935 NULAND ROAD, SECTION 33, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District
REASON: separating the existing residence for the farmland

Attachments:

[10902 Staff](#)
[10902 Town](#)
[10902 Density](#)
[10902 Map](#)
[10902 App](#)

[10903](#) PETITION: REZONE 10903
APPLICANT: BROWN REV LIVING TRUST, GERALD W & LAUREL J
LOCATION: 468 LONDON ROAD, SECTION 26, TOWN OF
DEERFIELD
CHANGE FROM: RH-2 Rural Homes District TO A-1EX Agriculture
District
REASON: shifting of property lines between adjacent land owners

Attachments: [10903 Staff](#)
[10903 Town](#)
[10903 Map](#)
[10903 App](#)

[10904](#) PETITION: REZONE 10904
APPLICANT: OAKRIDGE FARMS LLP
LOCATION: 9371 TURKEY ROAD, SECTION 19, TOWN OF BERRY
CHANGE FROM: RH-1 Rural Homes District TO A-1EX Agriculture
District and TO A-2 (2) Agriculture District
REASON: shifting of property lines between adjacent land owners and
removing housing density rights from property

Attachments: [10904 Staff](#)
[10904 Town](#)
[10904 Map](#)
[10904 Map 2](#)
[10904 App](#)

[10905](#) PETITION: REZONE 10905
APPLICANT: JOHN EDERER
LOCATION: 8600 HORUNIG ROAD, SECTION 10, TOWN OF
ROXBURY
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District, R-1A Residence District TO A-1EX Agriculture District
REASON: relocating the existing residential lot to the north of the
current location

Attachments: [10905 Staff](#)
[10905 Density](#)
[10905 Town](#)
[10905 Map](#)
[10905 App](#)

[10906](#)

PETITION: REZONE 10906
APPLICANT: RAPHAEL W WAGNER
LOCATION: 3131 SHADY OAK LANE AND LANDS SOUTHWEST OF
PARCEL, SECTION 5, TOWN OF VERONA
CHANGE FROM: A-3 Agriculture District TO A-1EX Agriculture District
REASON: rezone to allow landowner to receive tax credits from the
State farmland preservation program

Attachments:

[10906 Staff](#)

[10906 Town](#)

[10906 Map](#)

[10906 App](#)

[10908](#)

PETITION: REZONE 10908
APPLICANT: CHERYL L PATTY
LOCATION: 3033 CASTLETON CROSSING, SECTION 18, TOWN OF
BRISTOL
CHANGE FROM: A-1 Agriculture District TO R-3A Residence District
REASON: zoning compliance for existing duplex

Attachments:

[10908 Staff](#)

[10908 Town](#)

[10908 Map](#)

[10908 CSM](#)

[10908 App](#)

[CUP 2328](#)

PETITION: CUP 02328
APPLICANT: PERRY M DEPUE II
LOCATION: 3046 HIDDEN VIEW TRAIL, SECTION 2, TOWN OF
SPRINGDALE
CUP DESCRIPTION: dependency living arrangement

Attachments:

[CUP 2328 Staff](#)

[CUP 2328 Town](#)

[CUP 2328 Map](#)

[CUP 2328 App](#)

[2015 OA-018](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

Sponsors: MILES, KOLAR, BOLLIG, MATANO and SALOV

Attachments: [OA 18 Staff Memo](#)
[OA 18 15-82 Farmland Preservation081115](#)
[FPP 10 Farmland Preservation Plan Map Verona 2015 Amendment](#)

Legislative History

8/14/15 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

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

E. Plats and Certified Survey Maps

[2015 LD-039](#) Final Plat - Nature's Cove
Town of Middleton, Sectin 18
Staff recommends conditional approval

Attachments: [conditional letter to ZLR](#)
[Natures Cove Final Plat 2015.10.07](#)
[Karls review memo - final](#)
[Karls 11x17](#)
[aerial](#)

[2015 LD-037](#) Brown Revocable Trust CSM - Land Division Waiver application (public road frontage)
Town of Deerfield, Section 26

Attachments: [aerial](#)
[20151014095216](#)

[2015 LD-038](#) Carriage Ridge 1-lot CSM - Land Division Waiver application (road frontage requirements)
Town of Westport, Section 21

Attachments: [aerial](#)
[20151015111333](#)

F. Resolutions

[2015 RES-254](#) 2016 DANE COUNTY OPERATING BUDGET APPROPRIATIONS
RESOLUTION

Sponsors: PERTL

Attachments: [2015 RES-254](#)
[AMNDS-ZLR-10-13-15-Operating](#)
[AMNDS-HHN 10-20-15-Operating](#)
[PWT 10-20-15 Operating](#)
[AMNDS-ZLR-10-27-15-Operating](#)
[AMNDS-PWT-10-27-15 Operating](#)
[AMNDS-PP&J-10-27-15-Operating](#)
[AMNDS-HHN 10-27-15-Operating](#)
[AMNDS-EANR-10-27-15-Operating](#)

Legislative History

10/2/15 County Board referred to the
Personnel & Finance
Committee
This Resolution was referred to the Personnel & Finance Committee

[2015 RES-255](#) 2016 DANE COUNTY CAPITAL BUDGET APPROPRIATIONS
RESOLUTION

Sponsors: PERTL

Attachments: [2015 RES-255](#)
[AMNDS-PWT 10-20-15 Capital](#)
[AMNDS-PWT 10-27-15 Capital](#)
[AMNDS-HHN 10-27-15-Capital](#)
[AMNDS-EANR 10-27-15-Capital](#)

Legislative History

10/2/15 County Board referred to the
Personnel & Finance
Committee
This Resolution was referred to the Personnel & Finance Committee

G. Ordinance Amendment

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Sponsors: MILES, KOLAR, BOLLIG, MATANO and SALOV

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[FPP 10 Farmland Preservation Plan Map Verona 2015 Amendment](#)

Legislative History

8/14/15 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

[2015 OA-027](#) AMENDING CHAPTER 12 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING ZONING FEES

Sponsors: MILES

Attachments: [2015 OA-027](#)
[2015 OA-027 fiscal and policy note](#)

Legislative History

10/22/15 County Board referred to the Zoning & Land Regulation Committee
This Ordinance was referred to the Zoning & Land Regulation Committee

10/22/15 County Board referred to the Personnel & Finance Committee
This Ordinance was referred to the Personnel & Finance Committee

H. Items Requiring Committee Action

[2015 RPT-540](#) Consideration of the 2016 Zoning and Land Regulation Committee meeting schedule

Attachments: [2016 ZLR Committee Meeting Schedule](#)

I. Reports to Committee

J. Other Business Authorized by Law

K. Adjourn

Questions? Contact Majid Allan, Planning and Development Department, 267-2536, allan@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.