



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, July 28, 2015

7:00 PM

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

A. Call to Order

Chair Miles called the meeting of the Zoning and Land Regulation Committee meeting to order at 7:04pm in Room 201.

Staff present: Everson, Lane, and Violante.

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

[2015](#)
[RPT-346](#)

Public registrants for the July 28, 2015 Committee ZLR Meeting

Attachments: [public registrants](#)

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

No comments made by the public.

C. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[10851](#)

PETITION: REZONE 10851
APPLICANT: SKAAR JT REV LIVING TR, DUANE L & DOROTHY J
LOCATION: 3920 KESSENICH LANE, SECTION 18, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District , R-1 Residence District TO A-2 (8) Agriculture District
REASON: separating existing residence from farmland

Attachments: [10851 Staff.pdf](#)
[10851 Town.pdf](#)
[10851 Ord Amend.pdf](#)

A motion was made by SALOV, seconded by BOLLIG, that the Zoning Petition be recommended for approval as amended. The motion carried by a voice vote.
1. A deed restriction shall be recorded on parcels 0712-184-9000-2 and 0712-184-9340-1 to prohibit residential development on the A-1Ex Exclusive Agriculture zoned land. Housing density rights have been exhausted on the original farm.

In favor: Jim Lowrey
In opposition: None

[10853](#)

PETITION: REZONE 10853
APPLICANT: FEBOCK FARM REV TR
LOCATION: 3557 STATE HIGHWAY 134, SECTION 25, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District
REASON: separating three existing residences from the farmland

Attachments: [10853 Staff.pdf](#)
[10853 Town.pdf](#)
[10853 Density.pdf](#)
[10853 Map.pdf](#)
[10853 Revised CSM.pdf](#)
[10853 App.pdf](#)

A motion was made by KOLAR, seconded by MATANO, to postpone action until the Town Action Report is received. The motion carried by a voice vote.

In favor: Michael Rumpf
In opposition: None

[10855](#)

PETITION: REZONE 10855
APPLICANT: DANZ REV LIVING TR, ROBERT D & FAYE L
LOCATION: WEST OF 9564 SPRING VALLEY ROAD, SECTION 13,
TOWN OF MAZOMANIE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: creating one residential lot

Attachments: [10855 Staff.pdf](#)
[10855 Town.pdf](#)
[10855 Ord Amend.pdf](#)

A motion was made by BOLLIG, seconded by SALOV, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Gary Danz
In opposition: None

[10856](#)

PETITION: REZONE 10856
APPLICANT: BEVERLY A JENKINS
LOCATION: 870 N CATES ROAD, SECTION 17, TOWN OF
MONTROSE
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [10856 Staff.pdf](#)
[10856 Town.pdf](#)
[10856 Ord Amend.pdf](#)

A motion was made by KOLAR, seconded by SALOV, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: John Krebs
In opposition: None

[10857](#)

PETITION: REZONE 10857
APPLICANT: DIANNA L MCMASTER
LOCATION: 501 MULLER ROAD, SECTION 14, TOWN OF YORK
CHANGE FROM: RH-4 Rural Homes District TO A-2 Agriculture District
REASON: zoning to allow for a limited family business

Attachments: [10857 Staff.pdf](#)
[10857 Town.pdf](#)
[10857 Ord Amend.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Chris Lukens
In opposition: None

[CUP 2319](#)

PETITION: CUP 2319
APPLICANT: DIANNA L MCMASTER
LOCATION: 501 MULLER ROAD, SECTION 14, TOWN OF YORK
CUP DESCRIPTION: LIMITED FAMILY BUSINESS - SIGN COMPANY

Attachments: [CUP 2319 Staff.pdf](#)
[CUP 2319 Town.pdf](#)
[CUP 2319 Map.pdf](#)
[CUP 2319 App.pdf](#)
[CUP #2319.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that the Conditional Use Permit be approved with 9 conditions and conditioned upon zoning petition #10857 becoming effective. The motion carried by a voice vote.

1. The business activity is limited to a signage business in the existing accessory building.
2. All business shall be done to order with no storefront.
3. Number of employees: The CUP shall conform to the limited family business requirement by which all employees, except one or one full-time equivalent, shall be a member of the family residing on the premises.
4. Noise from any equipment or machinery used in the operation of the business shall not be a nuisance to neighbors.
5. Outside storage of equipment or materials shall not be permitted.
6. Outdoor lighting shall be dark-sky compliant.
7. Outside loudspeakers shall not be permitted.
8. Signage shall comply with Dane County Code of Ordinances.
9. Sanitary fixtures shall not be permitted in the accessory building.

In favor: Chris Lukens
In opposition: None

[10858](#)

PETITION: REZONE 10858
APPLICANT: PERRY J HALVERSON
LOCATION: 2251 WASHINGTON ROAD, SECTION 24, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: separating existing residence from farmland

Attachments: [10858 Staff.pdf](#)
[10858 Density.pdf](#)
[10858 Map.pdf](#)
[10858 App.pdf](#)

A motion was made by KOLAR, seconded by MATANO, to postpone action until the Town Action Report is received. The motion carried by a voice vote.

In favor: Jim Lowrey
In opposition: None

[10859](#)

PETITION: REZONE 10859
APPLICANT: CHARLES E ANDERBERG
LOCATION: SOUTH OF 1157 ROTHIE ROAD, SECTION 32, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [10859 Staff.pdf](#)
[10859 Town.pdf](#)
[10859 Ord Amend.pdf](#)

A motion was made by SALOV, seconded by KOLAR, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Jim Lowery
In opposition: None

[10860](#)

PETITION: REZONE 10860
APPLICANT: KERRI A KANE
LOCATION: 6667 OLD 113 ROAD, SECTION 30, TOWN OF VIENNA
CHANGE FROM: R-1A Residence District TO A-2 (1) Agriculture District
REASON: rezoning to a district to allow for greater mean height of detached buildings

Attachments: [10860 Staff.pdf](#)
[10860 Town.pdf](#)
[10860 Ord Amend.pdf](#)

A motion was made by SALOV, seconded by BOLLIG, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Mark Kane
In opposition: None

[10862](#)

PETITION: REZONE 10862
APPLICANT: JAYSON D JONES
LOCATION: 5337 REINER ROAD, SECTION 23, TOWN OF BURKE
CHANGE FROM: A-1 Agriculture District TO C-2 Commercial District
REASON: zoning compliance for existing land uses - trucking company and residence

Attachments: [10862 Staff.pdf](#)
[10862 City of Madison Comments.pdf](#)
[10862 Map.pdf](#)
[10862 Revised app.pdf](#)

A motion was made by SALOV, seconded by MATANO, to postpone until the Town Action Report received. The motion carried by a voice vote.

In favor: Jayson Jones
In opposition: None

[CUP 2321](#)

PETITION: CUP 2321
APPLICANT: JAYSON D JONES
LOCATION: 5337 REINER ROAD, SECTION 23, TOWN OF BURKE
CUP DESCRIPTION: RESIDENCE FOR A CARETAKER OR
WATCHMAN

Attachments: [CUP 2321 Staff.pdf](#)
[CUP 2321 Map.pdf](#)
[CUP 2321 Revised app.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, to postpone until the Town Action Report is received. The motion carried by a voice vote.

In favor: Jayson Jones
In opposition: None

[10863](#)

PETITION: REZONE 10863
APPLICANT: PATRICK W COFFEY
LOCATION: WEST OF 4433 RIDGE ROAD, SECTION 12, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-4 Agriculture District TO RH-1 Rural Homes District,
RH-1 Rural Homes District TO A-4 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [10863 Staff.pdf](#)
[10863 Town.pdf](#)
[10863 ORd Amend.pdf](#)

A motion was made by SALOV, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Sitvin Kurt
In opposition: None

[10865](#)

PETITION: REZONE 10865
APPLICANT: KALTENBERG TRUST
LOCATION: JUST EAST OF 4661 PIERCEVILLE ROAD, SECTION 34,
TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [10865 Staff.pdf](#)
[10865 Town.pdf](#)
[10865 Ord Amend.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.

In favor: Joe Kaltenberg
In opposition: None

[CUP 2314](#)

PETITION: CUP 2314
APPLICANT: TOWN OF VERONA
LOCATION: 7685 COUNTY HIGHWAY PD, SECTION 8, TOWN OF
VERONA
CUP DESCRIPTION: governmental uses - town hall and public works
facility

Attachments: [CUP 2314 Staff.pdf](#)
[CUP 2314 Town.pdf](#)
[CUP 2314 Map.pdf](#)
[CUP 2314App Info.pdf](#)
[CUP 2314 Site design.pdf](#)
[CUP #2314.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that the Conditional Use Permit be approved with 1 condition. The motion carried by a voice vote.

1. The conditional use permit shall be for the Verona town hall and garage and ancillary governmental uses in the RH-4 and A-2 zoning districts.

In favor: Mark Geller and Amanda Arnold
In opposition: None

[CUP 2318](#) PETITION: CUP 2318
APPLICANT: BRIAN D RING
LOCATION: 2891 VINBURN ROAD, SECTION 20, TOWN OF
BRISTOL
CUP DESCRIPTION: dependency living arrangements/pool house

Attachments: [CUP 2318 Staff.pdf](#)
[CUP 2318 Town.pdf](#)
[CUP 2318 Map.pdf](#)
[CUP 2318 App.pdf](#)
[CUP #2318.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Conditional Use Permit be approved with 2 conditions. The motion carried by a voice vote.

1. The 24' x 24' addition on the south side of the single-family dwelling shall only be used by members of the immediate family. In no event shall the space be used for general rental purposes.
2. The conditional use permit shall expire upon sale of the property to an unrelated third party.

In favor: Brian Ring
In opposition: None

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

E. Plats and Certified Survey Maps

[2015 LD-026](#) Final Plat - Western Sunset Estates
City of Sun Prairie
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27388 Western Sunset Estates 0001.PDF](#)

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

[2015 LD-027](#) Final Plat - Rockweiler Plat
City of Verona
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27374 Rockweiler Plat 0003.PDF](#)

A motion was made by MATANO, seconded by KOLAR, that the plat be certified with no objections . The motion carried by a voice vote.

F. Resolutions

G. Ordinance Amendment

H. Reports to Committee

I. Other Business Authorized by Law

J. Adjourn

A motion was made by MATANO, seconded by BOLLIG, to adjourn the meeting at 7:32pm. The motion carried unanimously.

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.