



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, February 9, 2016

7:00 PM

City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison

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A. Call to Order

Chair Miles called the meeting to order at 7:05pm in Room 354 of the City-County Building.

Staff present: Allan and Everson

Present 4 - JERRY BOLLIG, AL MATANO, PATRICK MILES, and BOB SALOV

Excused 1 - MARY KOLAR

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

There was no public comment.

[2015](#)
[RPT-749](#)

Registrants at the February 9, 2016 ZLR Committee meeting.

Attachments: [2-9-16 ZLR WM Registrants](#)

C. Consideration of Minutes

[2015](#)
[MIN-581](#)

Minutes of the January 12, 2016 Zoning and Land Regulation Committee meeting

Attachments: [01-12-16 ZLR work meeting minutes](#)

A motion was made by Matano, seconded by Bollig to approve the minutes of the January 12, 2016 ZLR meeting. The motion carried by a voice vote.

[2015](#)
[MIN-582](#)

Minutes of the January 26, 2016 Zoning and Land Regulation Committee meeting

Attachments: [01-26-16 ZLR Public Hearing minutes](#)

A motion was made by Matano, seconded by Bollig to approve the minutes of the January 26, 2016 ZLR meeting. The motion carried by a voice vote.

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

[10832](#)

PETITION: REZONE 10832
APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN OF
DANE
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: creating one residential lot

- Attachments:** [10832 Staff update](#)
[10832 Treasurer's memo](#)
[10832 Map of Proposed Changes](#)
[10832 Revised CSM](#)
[10832 Town.pdf](#)
[10832 Density.pdf](#)
[10832 Town plan map.pdf](#)
[10832 Map.pdf](#)
[10832 App.pdf](#)
[June 9th letter.pdf](#)
[10832 Ord Amend](#)

A motion was made by Salov, seconded by Bollig to postpone the zoning petition until the applicant decides upon a final lot design for the proposal. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

[10926](#)

PETITION: REZONE 10926
APPLICANT: BUCKYS PORTABLE TOILETS INC
LOCATION: 1185 US HIGHWAY 14, SECTION 7, TOWN OF
RUTLAND
CHANGE FROM: C-1 TO C-2
REASON: remove deed restriction to allow a multi-tenant building and
outside storage of materials

Attachments: [10926 Staff Update](#)

[10926 Town](#)

[10926 Site Plan](#)

[10926 Map](#)

[10926 Ord Amend](#)

[10926 App](#)

A motion was made by Bollig, seconded by Salov to recommend approval of rezone petition 10926, subject to the conditions listed below. The motion carried by the following vote: 4-0.

A Deed Restriction shall be recorded on the property with the following conditions:

1. Land Uses shall be limited to: portable toilet rental business; outdoor storage of portable toilet units in designated area (see site plan); offices and manufacturing facilities; office and warehousing for construction businesses; warehousing of business supplies; indoor storage of vehicles; and repair of lawn and garden equipment.
2. Land uses expressly prohibited: outdoor storage of material other than portable toilets and related equipment; storage units; storage of personal belongings (mini-warehousing).
3. There shall be a maximum of 4 businesses operating on the property.
4. Division of property through a condominium plat is prohibited.
5. A site plan shall be approved by the Town Board showing building layout, outdoor storage area, employee/equipment parking area and business signage prior to issuance of zoning and building permits.
6. Off premises (billboard) signage is prohibited.

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

F. Plats and Certified Survey Maps

[2015 LD-053](#) Preliminary Plat - Aspen Meadow Estates
Town of Middleton, Section 32
Acceptance of application and schedule for future consideration
pursuant to established committee policy. (February 23, 2016)

Attachments: [2014_aerial](#)
[156911-P-Plat](#)
[AspenMeadowEstates review memo - final](#)
[acceptance](#)

A motion was made by MATANO, seconded by BOLLIG, to accept the preliminary plat and schedule for consideration on the February 23, 2016 agenda. The motion carried by the following vote: 4-0.

[2015 LD-055](#) Preliminary Plat - Happy Valley Addition to Bristol Gardens
Town of Bristol, Section 30
Staff recommends conditional approval.

Attachments: [conditional approval](#)
[2014_aerial](#)
[Preliminary Plat Bristol v6 \(12-23-15\)](#)
[Bristol Happy Valley Addition to Bristol Gardens CSM 010716](#)

A motion was made by MATANO, seconded by BOLLIG, to approve the preliminary plat subject to the following conditions: The motion carried by the following vote: 3-0.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
3. All public land dedications are to be clearly designated "dedicated to the public."
4. Street names "A" and "B" with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
5. Utility easements are to be provided.
6. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Bristol.
7. The required approval certificates are to be satisfied.
 - Town of Bristol
8. Compliance with Ch. 14.45 DCCO, Erosion Control Plans is to be established.
9. Compliance with Ch. 14.46 DCCO, Stormwater Control Permits is to be established.

[2015 LD-054](#) Final Plat - Replat of Windsor Crossing
Village of Windsor
Staff recommends a certification of non-objection with regards to Ch.
75.08 and S. 236.12(2)(b).

Attachments: [aerial](#)

[27459 Replat of Windsor Crossing_0001](#)

[27459 Replat of Windsor Crossing_0003](#)

A motion was made by BOLLIG, seconded by MATANO, to certify the final plat
with no objections in regards to the provisions of Ch. 236.12. The motion carried
by the following vote: 4-0.

G. Resolutions

[2015
RES-445](#) ESTABLISHING AN EXPENDITURE ACCOUNT FOR THE ZONING
PERMITTING SOFTWARE (ACCELA PROGRAM) ANNUAL
MAINTENANCE FEE

Sponsors: MILES

Attachments: [2015 RES-445](#)

[2015 RES-445 fiscal and policy note](#)

A motion was made by Salov, seconded by Matano to recommend approval of
Resolution 445. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

H. Ordinance Amendment

J. Reports to Committee

[2015
RPT-564](#)

Status Report in regards to Conditional Use Permit #2103, Oak Park
Quarry
Town of Deerfield, Section 29

Attachments: [Feb 9th Status Report](#)
[Staff Report on the Oak Park Quarry](#)
[CUP #2103](#)
[CUP #2103 Boundaries](#)
[Quarry map 2](#)

Allan provided a brief update on the status of town and operator discussions on CUP #2103. The town of Deerfield will hold a public hearing March 1, 2016 at 7pm on the pending town license applications submitted by Oak Park Quarry. No action taken by the committee.

[2015
RPT-733](#)

Report of approved Certified Survey Maps

Attachments: [Feb 2016](#)

K. Other Business Authorized by Law

Supervisor Matano distributed copies of a Wisconsin State Journal article regarding Dane County Circuit Court dismissal of Adam's Outdoor Advertising lawsuit against Madison.

L. Adjourn

A motion was made by Bollig, seconded by Matano to adjourn the meeting at 7:32pm. The motion carried by a voice vote.

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.

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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.