



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Monday, September 17, 2018

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. Consideration of Minutes

[2018 MIN-205](#) Minutes of the August 13, 2018 Zoning and Land Regulation Committee meeting

Attachments: [08-13-2018 ZLR meeting minutes](#)

[2018 MIN-206](#) Minutes of the August 28, 2018 Zoning and Land Regulation Committee meeting

Attachments: [08-28-2018 ZLR meeting minutes](#)

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

[11332](#) PETITION: REZONE 11332
APPLICANT: TREVER G OTTO
LOCATION: 1371 STATE HIGHWAY 92, SECTION 11, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11332 Staff](#)
[11332 Town](#)
[11332 Map](#)
[11332 APP](#)

[11333](#) PETITION: REZONE 11333
APPLICANT: MARK NELSON
LOCATION: 3196 COUNTY HIGHWAY A, SECTION 13, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO R-3 Residence District
REASON: Changing zoning district to allow for a reduced rear yard setback

Attachments: [11333 Staff](#)
[11333 Town](#)
[11333 Parcel Status Determination](#)
[11333 Map](#)
[11333 APP](#)

[11334](#) PETITION: REZONE 11334
APPLICANT: WILLIAM J RICKERMAN
LOCATION: 2760 US HIGHWAY 12/18, SECTION 32, TOWN OF COTTAGE GROVE
CHANGE FROM: RH-2 Rural Homes District TO C-2 Commercial District
REASON: Allow warehousing business

Attachments: [11334 Staff CUP 2435](#)
[11334 Town](#)
[11334 Map](#)
[11334 APP](#)

[CUP 02435](#) PETITION: CUP 02435
APPLICANT: WILLIAM J RICKERMAN
LOCATION: 2760 US HIGHWAY 12/18, SECTION 32, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: residence in commercial district

Attachments: [CUP 2435 Staff 11334](#)
[CUP 2435 Town](#)
[CUP 2435 Map](#)
[CUP 02435 APP](#)

[11335](#) PETITION: REZONE 11335
APPLICANT: JEROME R BALLWEG
LOCATION: 8788 KATZENBUECHEL ROAD, SECTION 33, TOWN
OF ROXBURY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO R-1 Residence District, R-1
Residence District TO RH-2 Rural Homes District, A-1EX Agriculture
District TO RH-2 Rural Homes District
REASON: creating two lots and shifting of property lines

Attachments: [11335 Staff](#)
[11335 Town](#)
[11335 Density](#)
[11335 Map](#)
[11335 APP](#)

[11337](#) PETITION: REZONE 11337
APPLICANT: EDWARD J & CAROL KNAPTON
LOCATION: 4311 VILAS HOPE ROAD, SECTION 7, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-B Ag-Business
District
REASON: zoning compliance for an existing garden center & farm

Attachments: [11337 Staff CUP 2436](#)
[11337 Town](#)
[11337 Map](#)
[11337 APP](#)

[CUP 02436](#) PETITION: CUP 02436
APPLICANT: EDWARD J & CAROL KNAPTON
LOCATION: 4311 VILAS HOPE ROAD, SECTION 7, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: zoning compliance for existing retail sales,
landscaping business, and residence

Attachments: [CUP 2436 Staff 11337](#)
[CUP 2436 Town](#)
[CUP 2436 Map](#)
[CUP 02436 APP](#)

[11339](#) PETITION: REZONE 11339
APPLICANT: EDWARD MEACHEN & FRANCINE TOMPKINS
LOCATION: 975 FLINT ROAD, SECTION 16, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District, RH-1 Rural Homes District TO RH-2 Rural Homes District,
RH-1 Rural Homes District TO A-1EX Agriculture District
REASON: creating residential lot for existing home

Attachments: [11339 Staff](#)
[11339 Town](#)
[11339 Density](#)
[11339 Map](#)
[11339 APP](#)

[11340](#) PETITION: REZONE 11340
APPLICANT: LINNERUD FARMS LTD PARTNERSHIP
LOCATION: NORTH OF 1824 SKYLINE DRIVE, SECTION 32, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11340 Staff](#)
[11340 Town](#)
[11340 Density](#)
[11340 Map](#)
[11340 APP](#)

[11341](#) PETITION: REZONE 11341
APPLICANT: LINDA ALTENBURG
LOCATION: 493 TAYLOR LANE, SECTION 29, TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [11341 Staff](#)
[11341 Town](#)
[11341 Density](#)
[11341 Map](#)
[11341 APP](#)

[11342](#) PETITION: REZONE 11342
APPLICANT: THOMAS A SARBACKER
LOCATION: EAST OF 1560 RANGE TRAIL, SECTION 3, TOWN OF
MONTROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: creating one residential lot

Attachments: [11342 Staff](#)
[11342 Town](#)
[11342 Density](#)
[11342 Map](#)
[11342 APP](#)

[CUP 02437](#) PETITION: CUP 02437
APPLICANT: JANE C LIESS
LOCATION: 2660 US HIGHWAY 51, SECTION 10, TOWN OF DUNN
CUP DESCRIPTION: 130' communication tower (extendable to 160')

Attachments: [CUP 2437 Staff](#)
[CUP 2437 RF Engineering Report](#)
[CUP 2437 Map](#)
[CUP 02437 APP](#)

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

[11323](#) PETITION: REZONE 11323
APPLICANT: MULCAHY FAMILY TR, JAMES S
LOCATION: NORTH OF 6632 HYSLOP ROAD, SECTION 26, TOWN
OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [11323 Staff Update](#)
[11323 Town](#)
[11323 Density Sending](#)
[11323 Density](#)
[11323 Map TDR](#)
[11323 Map](#)
[11323 APP Revised](#)

Legislative History

8/28/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by PETERS, seconded by KNOLL, that this Zoning Petition
be postponed due to no town action. The motion carried by the following vote:
3-0. Passed

F. Plats and Certified Survey Maps

[2018 LD-022](#) Land Division waiver - Diana Nelson, 2- lot Certified Survey Map
Town of Burke

Attachments: [map](#)
[Waiver](#)

[2018 LD-023](#) Nelson 2-lot Certified Survey Map
Town of Burke

Attachments: [Report](#)
[20180904140011](#)

[2018 LD-025](#) Final Plat - Madison Yards at Hill Farms
City of Madison
Staff recommends a certification of no objection.

Attachments: [map](#)
[27918 MADISON YARDS AT HILL FARMS](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

[2018 RPT-207](#) Approval of the 2019 ZLR Committee meeting schedule

Attachments: [2019 ZLR Meeting Calendar DRAFT](#)
[2019 ZLR Meeting schedule DRAFT](#)

J. Reports to Committee

[2018 RPT-210](#) Report of approved CSM's

Attachments: [Sept 2018](#)

K. Other Business Authorized by Law

L. 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.