



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, October 13, 2015

7:00 PM

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

A. Call to Order

Chair Miles called the meeting to order at 7:04pm in Room 354 of the City-County Building.

Staff present: Chlebowski, Everson, Lane, and Violante.

Youth Governance present: Haroldson.

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

No comments made by the public.

C. Consideration of Minutes

[2015](#)
[MIN-363](#)

Minutes of the September 8, 2015 Zoning and Land Regulation Committee meeting

Attachments: [09-08-15 ZLR work meeting minutes](#)

A motion was made by MATANO, seconded by BOLLIG, that the minutes of the September 8th meeting be approved. The motion carried by a voice vote.

[2015
MIN-364](#)

Minutes of the September 29, 2015 Zoning and Land Regulation
Committee meeting

Attachments: [09-29-15 ZLR Public Hearing minutes](#)

A motion was made by MILES, seconded by MATANO, that the minutes of the September 29th ZLR Committee meeting be amended as follows: Motion carried by a voice vote.

After the Motion for 2015 RPT-467, the language shall be replaced with the following:

A note shall be added to the conditional use permit which identifies that the County's ability to enforce conditions 7 & 8 are affected by the State Budget Bill, 2015 Wisconsin Act 55, that was enacted on July 12, 2015. The relevant portion of the 2015 Act 55 is Section 1923e:

59.70 (25) of the statutes is created to read:

59.70 (25) Interstate hazardous liquid pipelines. A county may not require an operator of an interstate hazardous liquid pipeline to obtain insurance if the pipeline operating company carries comprehensive general liability insurance coverage that includes coverage for sudden and accidental pollution liability. The Zoning Administrator did not have the authority to revise the conditions of approval as noted in the Zoning Administrator's letter dated 7/24/2015.

A motion was made by SALOV, seconded by MATANO, that the minutes of the September 29th ZLR Committee meeting be amended as follows: The motion carried by a voice vote.

Under 2015 RPT-468, The words, "regarding a complaint received on the Oak Park Quarry" shall be replaced with the following wording: "regarding a letter requesting a review the conditions of approval for CUP 2103 for the Oak Park Quarry".

A motion was made by MATANO, seconded by BOLLIG, that the minutes of the September 29th meeting be approved as amended. The motion carried by a voice vote.

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

[10743](#)

PETITION: REZONE 10743
APPLICANT: AMY M FLUKE
LOCATION: 3098 HOPE HOLLOW TRAIL, SECTION 30, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-2 (1) Agriculture District TO B-1 Local Business
District
REASON: zoning to allow an event auditorium

Attachments: [10743 Staff Update](#)
[10743 Revised zoning map](#)
[10743 Town.pdf](#)
[10743 Map.pdf](#)
[10743 App.pdf](#)

A motion was made by BOLLIG, seconded by MATANO, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

- 1)The petition shall be amended to allow expansion of the proposed B-1 Business District by 1-acre as presented on the revised zoning map.
- 2)A deed restriction shall recorded on the property with the following conditions:
 - a.The land uses shall be limited to wedding events and meeting venues with outdoor activities.
 - b.Site plan approval shall be obtained from the Town Board prior to permits being issued for the project.
 - c.Parking shall be prohibited on Hope Hollow Road for event parking.
 - d.The outdoor activities shall be restricted as follows:

Sunday through Thursday:
Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 9:00pm. Examples of outside activities could include: Wedding ceremony behind the barn with the backdrop to the open field; Guests visiting and talking (e.g. family reunion on summer day); Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day),Outdoor amplified sound shall be limited to no more than 90 min. per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle);Any formal music set-up would be inside the barn for the duration of the event (less the 90 min referenced above).

Friday through Saturday:
Casual event gathering/activities will be allowed on the premises outside between the hours of 9:00am to 11:00pm. Examples of outside activities could include: Wedding ceremony behind the barn with the backdrop to the open field; Guests visiting and talking (e.g. family reunion on a summer day); Picnic or meals on picnic tables behind the barn with the backdrop to the open field (e.g. anniversary celebration on a spring day).

Amplified Sound:
Outdoor amplified sound shall be limited to no more than 90 min per event and only between the hours of 9:00am to 9:00pm (e.g. outside wedding ceremony for the bride walking down the aisle).
Any formal music set-up would be inside the barn for the duration of the event (less the 90 min above would be set-up inside in the barn)

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

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 Map of Proposed Changes](#)
[10832 Revised maps](#)
[10832 Town.pdf](#)
[10832 Density.pdf](#)
[10832 Town plan map.pdf](#)
[10832 Map.pdf](#)
[10832 App.pdf](#)
[June 9th letter.pdf](#)

A motion was made by MATANO, seconded by BOLLIG, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. The petition is amended to create a 2.7-acre residential lot as noted on the attached CSM. The lot shall be assigned the zoning district classification of RH-1.
2. A deed restriction shall be recorded on the 2.7-acre lot to prohibit any commercial activity on the property.
3. The petition is amended to assign the zoning district classification of RH-4 to the remaining 75 acres of A-1 Exclusive Agriculture property.
4. A deed restriction shall be recorded on the 75 acres to prohibit further land divisions and prohibit further residential development. The housing density rights have been exhausted on the original Kelley farm.
5. The petition shall not become effective nor shall the land division officer sign off on the certified survey map until such time as all delinquent taxes have been paid on the 102-acre property.

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

[10867](#) PETITION: REZONE 10867
APPLICANT: MEINHOLZ LIVING TR
LOCATION: 5355 COUNTY HIGHWAY F, SECTION 23, TOWN OF
BLACK EARTH
CHANGE FROM: A-2 Agriculture District TO A-2 (2) Agriculture District,
A-2 Agriculture District TO A-4 Small Lot Exclusive Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [10867 Staff update](#)
[10867 Town](#)
[10867 Map](#)
[10867 App](#)

A motion was made by SALOV, seconded by MATANO, that this Zoning Petition
be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG, MATANO, MILES and SALOV

Excused: 1 - KOLAR

E. 2016 County Budget

[2015](#) Summary of 2016 Planning and Development Department Budget
[RPT-480](#)

Attachments: [2016 Planning Development Department Budget Highlights for
09 09 15 County Board Hearing](#)

Planning and Development Director Violante reviewed the 2016 Planning and
Development Department Budget with the Committee.

[2015](#) Summary of 2016 Register of Deeds Department Budget
[RPT-481](#)

Attachments: [2016 Register of Deeds Department budget summary](#)

Register of Deeds Chlebowski reviewed the 2016 Register of Deeds Department
Budget with the Committee.

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

Sponsors: PERTL

Attachments: [2015 RES-254](#)
[AMNDS-EANR 10-13-15-Operating](#)

*Motion by Miles, seconded by Bollig, to approve budget amendment ZLR -1, "To
increase expenditures to fund Better Infill Land Development (BUILD) program". Motion
carried 4-0.*

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

Sponsors: PERTL

Attachments: [2015 RES-255](#)
[AMNDS-EANR 10-13-15-Capital](#)

No amendments were introduced by the Zoning and Land Regulation Committee at the October 13, 2015 ZLR Committee meeting.

F. Plats and Certified Survey Maps

[2015 LD-036](#) Feiner Certified Survey Map
Town of Bristol, Section 6
Lot 2 is seeking a waiver from the public road frontage requirements as per Ch. 75.19(6)(b)

Attachments: [aerial](#)
[SCAN5393_000](#)
[150168\(EXHIBT\)](#)
[SCAN5392_000](#)

A motion was made by MATANO, seconded by BOLLIG, that the Land Division waiver be approved. The motion carried by a voice vote.

Finding of fact: Proposed lot 2 will be sold to adjacent lands to the west that are divided by township municipal boundaries.

G. Reports to Committee

[2015
RPT-483](#) Report of Certified Survey Maps

Attachments: [October](#)

H. Other Business Authorized by Law

I. Adjourn

A motion was made by BOLLIG, seconded by MATANO, to adjourn the meeting at 8:40pm. 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.