



Dane County

Meeting Agenda - Final-revised

Zoning & Land Regulation Committee

Tuesday, May 10, 2016

7:00 PM

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

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A. Call to Order

A1. Election of Officers

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

C. Consideration of Minutes

[2016 MIN-021](#) Minutes of the March 8, 2016 Zoning and Land Regulation Committee meeting

Attachments: [3-8-16 ZLR work meeting minutes](#)

[2016 MIN-022](#) Minutes of the March 22, 2016 Zoning and Land Regulation Committee meeting

Attachments: [3-22-16 ZLR Public Hearing minutes](#)

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

[10957](#) PETITION: REZONE 10957
APPLICANT: STORLIE PROPERTIES LLC
LOCATION: 922 ZECHZER ROAD, SECTION 21, TOWN OF
DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A-B Ag-Business
District
REASON: Allow of an Agriculture Business

Attachments: [10957 CUP 2336 Staff](#)
[10957 Town](#)
[10957 CUP 2336 Map](#)
[10957 APP](#)

[CUP 2336](#) PETITION: CUP 2336
APPLICANT: STORLIE PROPERTIES LLC
LOCATION: 922 ZECHZER ROAD, SECTION 21, TOWN OF
DEERFIELD
CUP DESCRIPTION: Allow for a fertilizer/herbicide distribution
business

Attachments: [10957 CUP 2336 Staff](#)
[CUP 2336 Town](#)
[CUP 2336 Village concern](#)
[10957 CUP 2336 Map](#)
[CUP 2336 APP](#)

[10958](#) PETITION: REZONE 10958
APPLICANT: ROSE INVESTMENTS LLC
LOCATION: 2727 COUNTY HIGHWAY N, SECTION 9, TOWN
OF PLEASANT SPRINGS
CHANGE FROM: C-2 Commercial District TO C-2 Commercial
District
REASON: amend deed restrictions to include "auto towing facility
and parking and storage of vehicles"

Attachments: [10958 Staff](#)
[10958 Map](#)
[10958 App](#)

[10960](#) PETITION: REZONE 10960
APPLICANT: PATRICIA L ANNEN
LOCATION: 6392 VIADUCT ROAD, SECTION 12, TOWN OF DANE
CHANGE FROM: R-3 Residence District TO A-2 (1) Agriculture District
REASON: rezoning to a district which allows for a taller shed

Attachments: [10960 Staff](#)
[10960 Town](#)
[10960 Map](#)
[10960 APP](#)

[10961](#) PETITION: REZONE 10961
APPLICANT: MANCHESKI ACRES
LOCATION: EAST OF 366 LONDON ROAD, SECTION 26, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments: [10961 Staff](#)
[10961 Town](#)
[10961 Density](#)
[10961 Map](#)
[10961 APP](#)

[10962](#) PETITION: REZONE 10962
APPLICANT: JAMES A LOWREY
LOCATION: 2316 BERGE HINNY ROAD, SECTION 21, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX Agriculture District TO A-4 Agriculture District, RH-1 Rural Homes District TO RH-2 Rural Homes District
REASON: enlarge current residential lot

Attachments: [10962 Staff](#)
[10962 Town](#)
[10962 Map](#)
[10962 APP](#)

[10963](#) PETITION: REZONE 10963
APPLICANT: JOAN I HALVERSON
LOCATION: 1109 ROTHIE ROAD, SECTION 5, TOWN OF
CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District
REASON: separating existing residence from farmland

Attachments: [10963 Staff](#)
[10963 Town](#)
[10963 Density](#)
[10963 Map](#)
[10963 APP](#)

[10964](#) PETITION: REZONE 10964
APPLICANT: PATRICK M BUCHHOLZ
LOCATION: SOUTHWEST OF 2083 COUNTY HIGHWAY BB,
SECTION 10, TOWN OF COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture
District
REASON: creating one residential lot

Attachments: [10964 Staff](#)
[10964 Town](#)
[10964 Density](#)
[10964 Map](#)
[10964 APP](#)

[10965](#) PETITION: REZONE 10965
APPLICANT: Z & L PROPERTIES LLC
LOCATION: 2581 STATE HIGHWAY 92, SECTION 13, TOWN
OF BLUE MOUNDS
CHANGE FROM: LC-1 Limited Commercial District TO C-1
Commercial District
REASON: Allow a billboard to be painted onto an exiting silo

Attachments: [10965 Staff](#)
[10965 Town](#)
[10965 Map](#)
[County requirements](#)
[10965 APP](#)

[10966](#) PETITION: REZONE 10966
APPLICANT: MICHAEL D SAMUEL
LOCATION: 440 STATE HIGHWAY 78, SECTION 29, TOWN OF PERRY
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District
REASON: creating one residential lot

Attachments: [10966 Staff](#)
[10966 Density](#)
[10966 Town](#)
[10966 Map](#)
[10966 WisDot Memo](#)
[10966 APP](#)

[10967](#) PETITION: REZONE 10967
APPLICANT: DONALD A HOFFMAN
LOCATION: 6718 STATE HIGHWAY 19, SECTION 11, TOWN OF SPRINGFIELD
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District, A-B Ag-Business District TO R-1A Residence District, A-B Ag-Business District TO A-1EX Agriculture District

Attachments: [10967 Staff](#)
[10967 Town](#)
[10967 Density](#)
[10967 Map](#)
[10967 WisDot memo](#)
[10967 APP](#)

[10968](#) PETITION: REZONE 10968
APPLICANT: STEVE GANSER
LOCATION: WEST OF 5207 LINCOLN ROAD, SECTION 14, TOWN OF OREGON
CHANGE FROM: A-3 Agriculture District TO RH-2 Rural Homes District, RH-2 Rural Homes District TO A-4 Agriculture District
REASON: creating one residential lot

Attachments: [10968 APP](#)
[10968 Map](#)
[10968 Staff](#)

[10969](#) PETITION: REZONE 10969
APPLICANT: KENNETH S WADE
LOCATION: NORTH OF 3530 COUNTY HIGHWAY F, SECTION
29, TOWN OF VERMONT
CHANGE FROM: A-1EX Agriculture District TO CO-1 Conservancy
District, A-1EX Agriculture District TO A-4 Agriculture District
REASON: conservancy uses

Attachments: [10969 Staff](#)
[10969 Town](#)
[10969 Density](#)
[10969 Map](#)
[10969 APP](#)

[10970](#) PETITION: REZONE 10970
APPLICANT: CHARLTON REV TRUST, SERENA
LOCATION: 3391 COUNTY HIGHWAY J, SECTION 35, TOWN
OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture
District, R-1 Residence District TO A-2 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [10970 Staff](#)
[10970 Town](#)
[10970 Density](#)
[10970 Map](#)
[10970 APP](#)

[10971](#) PETITION: REZONE 10971
APPLICANT: DONALD HEWITT
LOCATION: 6559 COUNTY HIGHWAY P, SECTION 33, TOWN
OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [10971 Staff](#)
[10971 Town](#)
[10971 Density](#)
[10971 Map](#)
[10971 APP](#)

[10972](#) PETITION: REZONE 10972
APPLICANT: DONALD HEWITT
LOCATION: 7555 BRERETON ROAD AND LANDS SOUTH,
SECTION 29, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [10972 Staff](#)
[10972 Town](#)
[10972 Density](#)
[10972 Map](#)
[10972 APP](#)

[10973](#) PETITION: REZONE 10973
APPLICANT: ADAM C WENDORF
LOCATION: EAST OF 2036 & 2042 COUNTY HIGHWAY BN,
SECTION 27, TOWN OF PLEASANT SPRINGS
CHANGE FROM: RH-1 Rural Homes District TO LC-1 Limited
Commercial District
REASON: zoning to allow for a limited family business (building
contractor)

Attachments: [10973 Staff](#)
[10973 Map](#)
[10973 APP](#)

[10974](#) PETITION: REZONE 10974
APPLICANT: TATYANA E BUDKER
LOCATION: 5141 SUNRISE RIDGE TRAIL, SECTION 31, TOWN
OF SPRINGFIELD
CHANGE FROM: R-1 Residence District TO R-3 Residence
District
REASON: zoning change to allow for a reduced rear yard setback

Attachments: [10974 Staff](#)
[10974 Town](#)
[10974 Map](#)
[10974 APP](#)

[10984](#) PETITION: REZONE 10984
APPLICANT: CARR LIVING TRUST
LOCATION: 176 N UNION ROAD, SECTION 34, TOWN OF
RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [10984 Staff](#)
[10984 Town](#)
[10984 Map](#)
[10984 APP](#)

[CUP 2338](#) PETITION: CUP 2338
APPLICANT: HALFWAY PRAIRIE LLC
LOCATION: 6053 STATE HIGHWAY 78, SECTION 10, TOWN
OF MAZOMANIE
CUP DESCRIPTION: renew conditional use permit for an existing
mineral extraction site

Attachments: [CUP 2338 Staff](#)
[CUP 2338 Staff Report](#)
[CUP 2338 Town](#)
[Opposition to CUP 2338](#)
[CUP 2338 WisDot Memo](#)
[CUP 2338 Map](#)
[CUP 2338 Registered Site Map](#)
[CUP 2338 App](#)

[CUP 2339](#) PETITION: CUP 2339
APPLICANT: COUNTRY CREEK LEARNING CENTER
PROPERTY LLC
LOCATION: 6187 PORTAGE ROAD, SECTION 3, TOWN OF
BURKE
CUP DESCRIPTION: amend existing cup #2016 conditions to
allow additional square feet and children

Attachments: [CUP 2339 Staff](#)
[CUP 2339 Town](#)
[CUP 2339 Map](#)
[2339 APP](#)

[CUP 2335](#) PETITION: CUP 02335
APPLICANT: COUNTRY VIEW ENTERPRISES LLC
LOCATION: 1350 SOUTH FISH HATCHERY ROAD, SECTION 9,
TOWN OF OREGON
CUP DESCRIPTION: amending existing CUP for a kennel
operation to allow an outdoor play area and pasturing of large
animals

Attachments: [CUP 2335 Staff Update](#)
[CUP 2335 Town](#)
[Vet Clinic Site Maps](#)
[CUP 2335 Map](#)
[2335 CUP App](#)

Legislative History

3/22/16 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by BOLLIG, seconded by KOLAR, that this Conditional
Use Permit be postponed due to public opposition and no town action. The
motion carried by the following vote: 5-0. Passed

F. Plats and Certified Survey Maps

[2016 LD-002](#) Final Plat - The Turn
City of Madison
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(2)(b).

Attachments: [aerial](#)
[27486 The Turn_0002](#)
[27486 The Turn_0001](#)

[2016 LD-001](#) Final Plat - Cardinal Glenn Replat No. 1
City of Madison
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(2)(b).

Attachments: [aerial](#)
[27482 Cardinal Glenn Replat 1_0002](#)
[27482 Cardinal Glenn Replat 1_0001](#)

[2016 LD-008](#) Final Plat - Sixth Addition to Smith's Crossing
City of Sun Prairie
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(2)(b).

Attachments: [aerial](#)

- [27500 6th addn to Smiths Crossing_0001](#)
- [27500 6th addn to Smiths Crossing_0002](#)
- [27500 6th addn to Smiths Crossing_0003](#)
- [27500 6th addn to Smiths Crossing_0004](#)
- [27500 6th addn to Smiths Crossing_0005](#)
- [27500 6th addn to Smiths Crossing_0006](#)
- [27500 6th addn to Smiths Crossing_0007](#)
- [27500 6th addn to Smiths Crossing_0008](#)
- [27500 6th addn to Smiths Crossing_0009](#)
- [27500 6th addn to Smiths Crossing_0010](#)
- [27500 6th addn to Smiths Crossing_0011](#)
- [27500 6th addn to Smiths Crossing_0012](#)
- [27500 6th addn to Smiths Crossing_0013](#)

[2016 LD-009](#) Final Plat - Meadow Crossing Replat No. 1
City of Sun Prairie
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(2)(b).

Attachments: [aerial](#)

- [27499 Meadow Crossing Replat No. 1_0001](#)
- [27499 Meadow Crossing Replat No. 1_0002](#)

[2016 LD-003](#) Final Plat - Happy Valley Addition to Bristol Gardens
Town of Bristol, Section 30
Staff recommends conditional approval.

Attachments: [ZLR letter](#)

- [2014 aerial](#)
- [Final Plat](#)
- [Bristol Happy Valley Addition to Bristol Gardens CSM 010716](#)

[2016 LD-007](#) Final Plat - Aspen Meadow Estates
Town of Middleton, Section 32
Staff recommends conditional approval.

Attachments: [conditional](#)
[2014 aerial](#)
[FP-156911 \(04-13-15\) 11x17](#)
[AspenMeadowEstates review](#)

[2015 LD-058](#) Joan Halverson Certified Survey Map - Land Division Waiver
Town of Christiana, Section 5
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow
proposed lot to have no frontage on a public street.

Attachments: [2014 aerial](#)
[20160212094020](#)

[2015 LD-059](#) Don Wahlin Certified Survey Map - Land Division Waiver
Town of Rutland, Section 35
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow
proposed lot to have no frontage on a public street.

Attachments: [20160212133636](#)
[2014 aerial](#)

Legislative History

3/22/16 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by KOLAR, seconded by BOLLIG, that this Land Division
waiver be postponed. The motion carried by the following vote: 5-0. Passed

G. Resolutions

[2015 RES-533](#) ACCEPTANCE OF SPONSORSHIP FUNDS AND ESTABLISHING
AN EXPENDITURE ACCOUNT FOR THE DANE COUNTY
HOUSING INITIATIVE (DCHI), AND ANNUAL HOUSING SUMMIT

Attachments: [2015 RES-533](#)
[2015 RES-533 FISCAL NOTE](#)

Legislative History

4/8/16 County Board referred to the Zoning & Land
Regulation Committee
This Resolution Requiring 2/3rds Vote was referred to the Zoning & Land
Regulation Committee

4/8/16 County Board referred to the Personnel &
Finance Committee
This Resolution Requiring 2/3rds Vote was referred to the Personnel &
Finance Committee

H. Ordinance Amendment

I. Reports to Committee

[2016 RPT-038](#) Status of pending Zoning Petitions

Attachments: [Status of Pending Zoning Petitions](#)

J. Other Business Authorized by Law

[CUP 2159](#) REVIEW AND POSSIBLE REVOCATION OF CUP #2159
Landowner: HEPTA S LLC (Stanley Lien)
Location: 372 KoshKonong Road, Section 14, Town of Christiana
Reason: violation of conditions of approval of CUP #2159 and
standards found under Dane County Code of Ordinances Section
10.255 and 10.191

Attachments: [Staff report on Lien Quarry](#)
[Response from landowner](#)
[CUP 2159 inspection](#)
[CUP 2159 Map](#)

[2016](#)
[DISC-004](#) Discussion: Setting the ZLR Committee meeting starting time at
6:30pm

K. 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.