



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, July 26, 2016

6:30 PM

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

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210 Martin Luther King Jr. Blvd., Madison

#### A. Call to Order

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

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

##### [11000](#)

PETITION: REZONE 11000  
APPLICANT: GARY L NELSON  
LOCATION: 4924 SCHERBEL ROAD, SECTION 32, TOWN OF BERRY  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: creating one residential lot

**Attachments:** [11000 Staff](#)  
[11000 Town](#)  
[11000 map](#)  
[11000 APP](#)

##### [11002](#)

PETITION: REZONE 11002  
APPLICANT: JANICE G DOYLE  
LOCATION: 4575 GARFOOT ROAD, SECTION 4, TOWN OF CROSS PLAINS  
CHANGE FROM: A-2 (4) Agriculture District TO A-2 (2) Agriculture District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11002 Staff](#)  
[11002 Town](#)  
[11002 map](#)  
[11002 APP](#)

[11003](#) PETITION: REZONE 11003  
APPLICANT: JOSH W AESCHBACH  
LOCATION: 5141 COUNTY HIGHWAY P, SECTION 25, TOWN OF BERRY  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: conforming zoning for parcel

**Attachments:** [11003 Staff](#)  
[11003 Town](#)  
[11003 map](#)  
[11003 APP](#)

[11004](#) PETITION: REZONE 11004  
APPLICANT: RUDISILL LLC  
LOCATION: 1397 HILLSIDE ROAD, SECTION 2, TOWN OF ALBION  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District  
REASON: creating one residential lot

**Attachments:** [11004 Staff](#)  
[11004 Town](#)  
[11004 Density](#)  
[11004 map](#)  
[11004 App](#)

[11005](#) PETITION: REZONE 11005  
APPLICANT: DANIEL HOESLY  
LOCATION: 2538 STATE HIGHWAY 73, SECTION 15, TOWN OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District  
REASON: zoning compliance for existing parcel

**Attachments:** [11005 CUP 2354 Staff](#)  
[11005 Density](#)  
[11005 map](#)  
[11005 APP](#)

[CUP 2354](#) PETITION: CUP 2354  
APPLICANT: DANIEL HOESLY  
LOCATION: 2538 STATE HIGHWAY 73, SECTION 15, TOWN OF  
CHRISTIANA  
CUP DESCRIPTION: SEASONAL STORAGE

**Attachments:** [11005 CUP 2354 Staff](#)  
[11005 map](#)  
[CUP 2354 APP](#)

[11006](#) PETITION: REZONE 11006  
APPLICANT: WAYNE S WEBER  
LOCATION: 2821 PRAIRIE CIRCLE, SECTION 7, TOWN OF  
VERONA  
CHANGE FROM: RH-2 Rural Homes District TO RH-1 Rural  
Homes District, RH-2 Rural Homes District TO RH-1 Rural Homes  
District  
REASON: creating two residential lots

**Attachments:** [11006 Staff](#)  
[11006 Town](#)  
[11006 map](#)  
[11006 APP](#)

[11007](#) PETITION: REZONE 11007  
APPLICANT: SUSAN SLINDE  
LOCATION: 2614 COUNTY HIGHWAY B, SECTION 33, TOWN  
OF PLEASANT SPRINGS  
CHANGE FROM: A-2 (2) Agriculture District TO A-2 (1) Agriculture  
District  
REASON: reconfiguring existing parcels and provide zoning  
compliance

**Attachments:** [11007 Staff](#)  
[11007 Town](#)  
[11007 map](#)  
[11007 APP](#)

[11008](#) PETITION: REZONE 11008  
APPLICANT: MARK H JOHNSTON  
LOCATION: 227 JEANETTE ROAD, SECTION 33, TOWN OF  
PRIMROSE  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture  
District  
REASON: allow sanitary plumbing fixtures in an existing accessory  
building

**Attachments:** [11008 CUP 2348 Staff](#)  
[11008 CUP 2348 Town](#)  
[11008 CUP 2348 map](#)  
[11008 APP](#)

[CUP 2348](#) PETITION: CUP 2348  
APPLICANT: MARK H JOHNSTON  
LOCATION: 227 JEANETTE ROAD, SECTION 33, TOWN OF  
PRIMROSE  
CUP DESCRIPTION: ALLOW SANITARY PLUMBING FIXTURES  
IN AN EXISTING ACCESSORY BUILDING

**Attachments:** [11008 CUP 2348 Staff](#)  
[11008 CUP 2348 Town](#)  
[11008 CUP 2348 map](#)  
[CUP 2348 APP](#)

[11009](#) PETITION: REZONE 11009  
APPLICANT: STORLIE JT IRREV LIVING TR, RAMON D &  
BEVERLY J  
LOCATION: 1008 ZECHZER ROAD, SECTION 21, TOWN OF  
DEERFIELD  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District  
REASON: creating two residential lots

**Attachments:** [11009 Staff](#)  
[11009 Town](#)  
[11009 Density](#)  
[11009 map](#)  
[11009 APP](#)

[11010](#) PETITION: REZONE 11010  
APPLICANT: GLENN M LINZMEIER  
LOCATION: 3330 SIGGELKOW ROAD, SECTION 36, TOWN OF  
BLOOMING GROVE  
CHANGE FROM: RH-3 Rural Homes District TO RH-2 Rural  
Homes District  
REASON: creating two residential lots

**Attachments:** [11010 Staff](#)  
[11010 Town](#)  
[11010 map](#)  
[11010 APP](#)

[11011](#) PETITION: REZONE 11011  
APPLICANT: BERDINE M ALME  
LOCATION: 919 TOWER DRIVE, SECTION 14, TOWN OF  
DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:** [11011 Staff](#)  
[11011 Town](#)  
[11011 Density](#)  
[11011 map](#)  
[11011 APP](#)

[11012](#) PETITION: REZONE 11012  
APPLICANT: ROBERT A VEUM  
LOCATION: 366 LIEN VEUM ROAD, SECTION 35, TOWN OF  
CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:** [11012 Staff](#)  
[11012 Density](#)  
[11012 map](#)  
[11012 APP](#)

[11013](#) PETITION: REZONE 11013  
APPLICANT: HOWARD LIEN & SONS INC  
LOCATION: 2466 CLEARVIEW ROAD, SECTION 14, TOWN OF  
CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:** [11013 Staff](#)  
[11013 Town](#)  
[11013 Density](#)  
[11013 map](#)  
[11013 APP](#)

[11014](#) PETITION: REZONE 11014  
APPLICANT: DEBRA L DORN  
LOCATION: 500 FEET NORTH AND WEST OF 231 SUN  
PRAIRIE ROAD, SECTION 24, TOWN OF YORK  
CHANGE FROM: RH-3 Rural Homes District TO A-2 (8)  
Agriculture District  
REASON: allow agricultural accessory building

**Attachments:** [11014 Staff](#)  
[11014 map](#)  
[11014 APP](#)

[11015](#) PETITION: REZONE 11015  
APPLICANT: MID-TOWN CENTER, LLC  
LOCATION: SOUTH OF 2650 NOVATION PARKWAY, SECTION  
36, TOWN OF MADISON  
CHANGE FROM: B-1 Local Business District TO PUD Planned  
Unit Development  
REASON: 60-unit senior housing building

**Attachments:** [11015 Staff](#)  
[11015 Town](#)  
[Southdale neighborhood plan](#)  
[11015 map](#)  
[11015 APP](#)  
[11015 ARCHITECTURAL PLANS](#)



## E. Plats and Certified Survey Maps

[2016 LD-023](#) Final Plat - Hometown Grove  
City of Verona  
Staff recommends a certification of non-objection with regards to  
Ch. 75.08 and S. 236.12(12)(2)(b).

**Attachments:** [aerial](#)

[27234 Hometown Grove 0002](#)

[27234 Hometown Grove 0003](#)

[2016 LD-022](#) Final Plat - Glacier Ridge  
Village of Cross Plains  
Staff recommends a certification of non-objection with regards to  
Ch. 75.08 and S. 236.12(12)(2)(b).

**Attachments:** [aerial](#)

[27527 Glacier Ridge 0002](#)

[27527 Glacier Ridge 0003](#)

[27527 Glacier Ridge 0001](#)

[2016 LD-021](#) Final Plat - Kettle Park West  
City of Stoughton  
Staff recommends a certification of non-objection with regards to  
Ch. 75.08 and S. 236.12(12)(2)(b).

**Attachments:** [aerial](#)

[27522 Kettle Park West 0001](#)

[2016 LD-026](#) Final Plat - Aspen Meadow Estates  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [7-26\\_conditional](#)

[2014 aerial](#)

[memo](#)

[AspenMeadowEstates review](#)

[Final plat](#)



[2016 LD-027](#) Preliminary Plat - Spruce Valley - Land Division Variance/Waiver  
Town of Middleton, Section 29

**Attachments:** [2014 aerial](#)  
[20160713 Sprecher Variance application revised](#)  
[5 156741 P-Plat \(20160706\) 11x17](#)

[2016 LD-028](#) Preliminary Plat - Spruce Valley  
Town of Middleton  
Staff recommends conditional approval subject to the land division  
waiver approved.

**Attachments:** [7 26 conditional](#)  
[2014 aerial](#)  
[Spruce Valley review memo](#)  
[5 156741 P-Plat \(20160706\) 11x17](#)

## F. Resolutions

## G. Ordinance Amendment

## H. Reports to Committee

[2016 RPT-188](#) Salvage yard license renewal.

John Rowley - Town of Verona  
Richard Diehl - Town of Vienna  
Brian Outhouse - Town of Perry  
Steve Suter - Town of Blooming Grove  
John Mullarkey - Town of Oregon  
Michael Cutrano - Town of Christiana

Staff recommends approval of the salvage yard licenses.

**Attachments:** [2016 ZLR](#)

[2016 RPT-147](#) Report of approved Certified Survey Maps

**Attachments:** [June 2016](#)

## I. Other Business Authorized by Law

## J. Adjourn

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266, [lane.roger@countyofdane.com](mailto: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.*