



# Dane County

## Minutes - Final Unless Amended by Committee

### 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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#### A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 201 of the City-County Building.

Staff present: Everson, Lane, and Violante

Youth Governance Members: Harry Joseph Finkelmeyer

Supervisor Miles arrived at 6:40pm.

**Present** 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and DENNIS O'LOUGHLIN

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

No comments made by the public.

[2016](#)  
[RPT-238](#) Registrants at the July 26, 2016 Zoning & Land Regulation Committee  
Public Hearing

**Attachments:** [July 26th ZLR Registrants](#)

#### 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 Ord Amend](#)

*In favor: Gary Nelson*

*Opposed: None*

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

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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 Ord Amend](#)

*In favor: Janice Doyle*

*Opposed: None*

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

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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 Ord Amend](#)

*In favor: Josh Aeschbach*

*Opposed: None*

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

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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 Ord Amend](#)

*In favor: Vicki Morris*  
*Opposed: None*

**A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning  
Petition be recommended for approval. The motion carried by the following vote:  
4-0.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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](#)

*In favor: Amy Hoesly*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MATANO, that this Zoning Petition  
be postponed until the town action report is received by the county. The motion  
carried by the following vote: 4-0.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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](#)

*In favor: Amy Hoesly*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MATANO, that this Conditional Use Permit Application be postponed until the town action report is received by the county. The motion carried by the following vote: 4-0.**

**Ayes:** 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

**Absent:** 1 - MILES

[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 Ord Amend](#)

*In favor: Wayne Weber*  
*Opposed: None*

**A motion was made by MATANO, seconded by MILES, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**1. The lots shall designed to be approximately the same size.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Susan Slinde*  
*Opposed: None*

**A motion was made by MILES, seconded by MATANO, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 5-0.**

- 1. The northerly lot (proposed Lot 2) shall be deed restricted to prohibit residential development.**
- 2. Both lots shall be deed restricted to prohibit further residential development or land divisions.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Mark Johnson*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MATANO, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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](#)  
[CUP #2348](#)

*In favor: Mark Johnston*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MATANO, that this Conditional Use Permit be approved with 2 conditions. The motion carried by the following vote: 5-0.**

- 1.The Conditional Use Permit is issued to allow sanitary fixtures in the existing agricultural accessory building located on the property (silo).**
- 2.Any commercial use of the premises without first obtaining any necessary town and county approvals shall be grounds for revocation of this permit.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Owen Storlie*  
*Opposed: None*

**A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Paul Spetz*  
*Opposed: None*

**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: 5-0.**

**1. A 200-foot setback restricting residential dwellings as part of the noise overlay district shall be shown on the recorded certified survey map.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Dale Alme*  
*Opposed: None*

**A motion was made by MILES, seconded by MATANO, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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](#)

*In favor: Robert Veum*  
*Opposed: None*

**A motion was made by MILES, seconded by MATANO, that this Zoning Petition be postponed until the town action report is received by the county. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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 Ord Amend](#)

*In favor: Carolyn Lien*  
*Opposed: None*

**A motion was made by MILES, seconded by MATANO, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN



[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](#)

*In favor: Bruce Dorn*  
*Opposed: None*

**A motion was made by BOLLIG, seconded by MILES, that this Zoning Petition be postponed until the town action report is received by the county. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[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](#)  
[11015 Ord Amend](#)

*In favor: Adam Templer*  
*Opposed: None*

**A motion was made by MATANO, seconded by MILES, that the General Development Plan for the Planned Unit Development Zoning District be recommended for approval. The motion carried by the following vote: 5-0.**

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

[CUP 2347](#)

PETITION: CUP 2347

APPLICANT: CURTIS E. ANDERSON

LOCATION: 2587 HWY 73, SECTION 16, TOWN OF CHRISTIANA

CUP DESCRIPTION: limited family business (pallet recycling)

Attachments: [CUP 2347 Staff](#)

[CUP 2347 Town](#)

[CUP 2347 map](#)

[CUP 2347 APP](#)

[CUP #2347](#)

*In favor: Curt Anderson*

*Opposed: None*

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Conditional Use Permit be approved with 9 conditions. The motion carried by the following vote: 5-0.

- 1.The business shall be limited to pallet processing and fabrication.
- 2.Hours of operation shall be limited to 7am to 7pm.
- 3.Outdoor storage shall be limited to stacks of pallets located behind the 3 accessory buildings on the property. All such storage must be screened from visibility from state highway 73.
- 4.Signage for the business is prohibited.
- 5.Outdoor lighting shall be limited to 3 dusk to dawn lights.
- 6.Outside loudspeakers are prohibited.
- 7.The conditional use permit shall expire upon sale of the property to an unrelated 3rd party.
- 8.The total area for the pallet recycling operation shall not exceed 4,800 square feet and be located in the "area of operation" shown on the site plan.
- 9.A privacy fence is to be located on the north side of where the pallet operation will be located and shall be installed within 90 days of approval of the Conditional Use Permit.

**Ayes:** 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

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

[10992](#)

PETITION: REZONE 10992  
APPLICANT: NORTH AMERICAN GROUP OF COMPANIES INC  
LOCATION: 3695 COUNTY HIGHWAY N, SECTION 21, TOWN OF  
COTTAGE GROVE  
CHANGE FROM: A-2 (8) Agriculture District TO R-2 Residence District  
REASON: create 16 residential lots

**Attachments:** [10992 Staff update](#)  
[10992 Detailed Staff Report](#)  
[10992 Town](#)  
[Viney concept plan](#)  
[10992 letters of concern](#)  
[10992 Map](#)  
[10992 Ord Amend](#)

A motion was made by MATANO, seconded by MILES, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 5-0.

- 1.The property shall be assigned the zoning district classification of R-1 Residence Zoning District.
- 2.The zoning is conditioned upon a maximum 15-lot/1-outlot subdivision plat being approved and recorded.
- 3.A transfer of development right document shall be recorded on the Dahl Farm, Section 26, and the Wood Farm, Section 35, identifying that 2 housing density rights have been used for the creation of the residential subdivision.

Ayes: 5 - BOLLIG,KOLAR,MATANO,MILESandO'LOUGHLIN

## 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](#)

A motion was made by BOLLIG, seconded by MILES, that the plat be certified with no objections. The motion carried by a voice vote.

[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](#)

A motion was made by MATANO, seconded by MILES, that the plat be certified with no objections. The motion carried by a voice vote.

[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](#)

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that the plat be certified with no objections. The motion carried by a voice vote.

[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](#)

A motion was made by BOLLIG, seconded by MILES, that the plat be approved subject to the following conditions.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. Appropriate turn-around arrangements are shown at the end of Keystone Lane and Pioneer Road.
3. Outlot 3 (50' strip) is being shown as "Open Space" and the width will need to be amended or a land division waiver granted in order to allow the lot to have less than the required frontage along a public street.
4. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
5. Street names with respect to Ch. 76 of the Dane County Code of Ordinances are to be assigned.
6. Utility easements are to be provided.
7. Grading and surfacing. All streets shall be graded and surfaced in accordance with plans, specifications and requirements of the Dane County Highway Commission and the Town of Middleton.
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.
10. All owners of record are to be included in the owner's certificate. A certificate of consent by all mortgagees/vendors shall be included and satisfied if relevant.
11. The required approval certificates are to be satisfied.
  - Town of Middleton
  - City of Madison

The motion carried by a voice vote.

[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](#)

A motion was made by O'LOUGHLIN, seconded by MATANO to postpone the waiver application due to the applicant was not present. Motion carried by a voice vote.

[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](#)

A motion was made by MILES, seconded by BOLLIG to postpone the any action on the preliminary plat due to the applicant was not present. Motion carried by a voice vote.

## 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](#)

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that the salvage yard licences be approved. The motion carried by a voice vote.

[2016](#)  
[RPT-147](#)

Report of approved Certified Survey Maps

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

## **I. Other Business Authorized by Law**

*Chair Kolar informed the Committee members that Resolution 150 - 2016 Dane County Legislative Agenda will be reviewed at the next meeting on Monday, August 8th.*

## **J. Adjourn**

A motion was made by MILES, seconded by MATANO, to adjourn the Zoning and Land Regulation Committee meeting. The motion carried unanimously. Time: 7:13pm.

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