



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

---

Tuesday, January 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 7:05pm in Room 354.

Staff present: Everson, Lane, and Violante.

Youth Governance Members present: Wilke and Wilson.

**Present** 4 - JERRY BOLLIG, MARY KOLAR, PATRICK MILES, and BOB SALOV

**Excused** 1 - AL MATANO

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

No comments made by the public.

#### C. Consideration of Minutes

[2014  
MIN-507](#)

Minutes of the December 9, 2014 Zoning and Land Regulation  
Committee meeting

**Attachments:** [12-09-14 ZLR minutes.pdf](#)

A motion was made by KOLAR, seconded by BOLLIG, to approve the minutes of  
the December 9, 2014 ZLR Committee meeting. The motion carried by a voice  
vote.

YGM: 2-0.

[2014  
MIN-508](#)

Minutes of the December 23, 2014 Zoning and Land Regulation  
Committee meeting

**Attachments:** [12-23-14 ZLR minutes.pdf](#)

A motion was made by KOLAR, seconded by BOLLIG, to approve the minutes of  
the December 23, 2014 ZLR Committee meeting. The motion carried by a voice  
vote.

YGM: 2-0.

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

[10770](#)

PETITION: REZONE 10770  
APPLICANT: JAMES P GARFOOT  
LOCATION: 9234 JIM GARFOOT CIRCLE, SECTION 17, TOWN OF  
CROSS PLAINS  
CHANGE FROM: RH-2 Rural Homes District TO RH-1 Rural Homes  
District  
REASON: creation of one residential lot

**Attachments:** [10770 Staff Update.pdf](#)  
[10770 Town revised.pdf](#)  
[10770 Map.pdf](#)  
10770 Ord Amend.pdf  
[Cross Plains Density Policies.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for denial. The motion carried by a voice vote.

YGM: 2-0.

**Finding of Fact:** The proposal conflicts with the density policies found within the Town of Cross Plains Comprehensive Plan.

[10776](#)

PETITION: REZONE 10776  
APPLICANT: CONSERVANCY PARK APARTMENTS LLC  
LOCATION: 1481 CARVER STREET, SECTION 34, TOWN OF  
MADISON  
CHANGE FROM: R-4 Residence District TO R-4 Residence District  
REASON: remove deed restriction on property to allow multi-family  
development on the corner of Carver/Dodge Street

**Attachments:** [10776 Staff Update.pdf](#)  
[10776 Town.pdf](#)  
[10776 Site Plan.pdf](#)  
[10776 Madison comments.pdf](#)  
[10776 Map.pdf](#)  
[10776 Ord Amend.pdf](#)

A motion was made by BOLLIG, seconded by KOLAR, that the Zoning Petition be recommended for denial. The motion carried by a voice vote.

YGM: 2-0.

Supervisor Kolar stated that there was a significant amount of multi-family housing units currently in the neighborhood.

**Finding of Fact:** The proposal conflicts with the density policies found within the City of Madison Comprehensive Plan for the area.

[10785](#)

PETITION: REZONE 10785  
APPLICANT: HOWARD LIEN & SONS INC  
LOCATION: 2304 CARPENTER SWAIN ROAD, SECTION 23, TOWN  
OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture  
District  
REASON: separating existing residence from farmland

**Attachments:** [10785 Staff update.pdf](#)

[10785 Town.pdf](#)

[10785 Density.pdf](#)

[10785 Map.pdf](#)

[10785 Ord Amend.pdf](#)

A motion was made by SALOV, seconded by KOLAR, that the Zoning Petition be recommended for approval. The motion carried by a voice vote.  
YGM: 2-0.

## E. Plats and Certified Survey Maps

[2014 LD-055](#) Second Addition to Carriage Ridge - Town of Westport, Section 16  
(71 lots, 40.6 acres)  
Staff recommends conditional approval.

**Attachments:** [conditional approval letter to ZLR.doc](#)

[aerial.pdf](#)

[SecondCarriageRidgeReviewMemo.pdf](#)

[PPlat Second Add to Carriage Ridge \(2014-12-19\).pdf](#)

A motion was made by KOLAR, seconded by BOLLIG, that the Preliminary Plat be approved with conditions 1-11. The motion carried by a voice vote.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. All public land dedications are to be clearly designated "dedicated to the public."
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
4. OL 3 is to be dedicated to the public for parkway purposes connecting to the existing parkway to the west.
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. Village of Waunakee corporate boundary lines are to be shown on the plat.
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. Town of Westport approval is to be obtained.
11. Village of Waunakee approval is to be obtained (extraterritorial jurisdiction).

## F. Resolutions

## G. Ordinance Amendment

[2014  
OA-054](#) AMENDING CHAPTER 7 OF THE DANE COUNTY CODE OF  
ORDINANCES, REGARDING PROCEDURE FOR CONDITIONAL USE  
PERMIT APPEALS

**Sponsors:** MILES, BOLLIG, KOLAR, MATANO and SALOV

**Attachments:** [2014 OA-054.pdf](#)

A motion was made by KOLAR, seconded by BOLLIG, that the Ordinance be postponed to the February 10th Zoning & Land Regulation Committee. The motion carried by a voice vote.  
YGM: 2-0.

## H. Reports to Committee

[2014  
RPT-552](#) Summary of 2014 Zoning Activity and pending issues

**Attachments:** [2014 Planning and Zoning activity.pdf](#)

Zoning Administrator Lane summarized the 2014 Planning and Development Department activities and provided the Committee information regarding pending zoning issues.

[2014  
RPT-543](#) Report of approved Certified survey maps

**Attachments:** [January.docx](#)

No comments from the Committee.

[2014  
RPT-559](#) Pending Zoning Petitions that have expired pursuant to Committee rules and procedures

**Attachments:** [Expired Zoning Petitions.pdf](#)

Zoning Administrator Lane informed the Committee of the zoning petitions that had expired per Committee rules. Zoning petitions 10598, 10599, 10611, 10618, and 10622 expired due to action not taken within one year of the public hearing.

## I. Other Business Authorized by Law

## J. Adjourn

A motion was made by Supervisor KOLAR, seconded by BOLLIG, to adjourn the meeting at 7:36pm. The motion carried unanimously.

*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.*