



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, February 24, 2015

7:00 PM

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

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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

10797

PETITION: REZONE 10797

APPLICANT: BROOKS DRIVE LLC

LOCATION: 3392 BROOKS DRIVE, SECTION 12, TOWN OF BURKE

CHANGE FROM: C-2 Commercial District TO R-2 Residence District

REASON: allow community living arrangement for 15 plus persons

Attachments:

[10797 CUP 2299 Staff.pdf](#)

[10797 CUP 2299 Town.pdf](#)

[10797 CUP 2299 City Approval.pdf](#)

[10797 CUP 2299 Map.pdf](#)

[10797 CUP 2299 App.pdf](#)

CUP 2299

PETITION: CUP 2299

APPLICANT: BROOKS DRIVE LLC

LOCATION: 3392 BROOKS DRIVE, SECTION 12, TOWN OF BURKE

CUP DESCRIPTION: Community living arrangement > 15 persons

Attachments:

[10797 CUP 2299 Staff.pdf](#)

[10797 CUP 2299 Town.pdf](#)

[10797 CUP 2299 City Approval.pdf](#)

[10797 CUP 2299 Map.pdf](#)

[10797 CUP 2299 App.pdf](#)

[10798](#)

PETITION: REZONE 10798

APPLICANT: DANE COUNTY GROWERS
LOCATION: 603 CRAIG ROAD, SECTION 15, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments:

[10798 Staff.pdf](#)
[10798 Town.pdf](#)
[10798 density.pdf](#)
[10798 Map.pdf](#)
[10798 App.pdf](#)

[10799](#)

PETITION: REZONE 10799

APPLICANT: NIESEN HOME FARM LLC
LOCATION: 5729 WHIPPOORWILL ROAD, SECTION 13, TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments:

[10799 Staff.pdf](#)
[10799 Town.pdf](#)
[10799 density.pdf](#)
[10799 town ag siting policies.pdf](#)
[10799 town rural dev guide.pdf](#)
[10799 Map 1.pdf](#)
[10799 Map 2.pdf](#)
[10799 App.pdf](#)

[10800](#)

PETITION: REZONE 10800

APPLICANT: HAROLD H WELLS JR
LOCATION: 1848 US HIGHWAY 51, SECTION 25, TOWN OF DUNN
CHANGE FROM: B-1 Local Business District TO R-3 Residence District
REASON: zoning compliance for existing residential use

Attachments:

[10800 Staff.pdf](#)
[10800 Town.pdf](#)
[10800 Map.pdf](#)
[10800 App.pdf](#)

[10801](#)

PETITION: REZONE 10801

APPLICANT: FLOY SAUEY REV TRUST
LOCATION: 3696 BURKE ROAD, SECTION 22, TOWN OF BURKE
CHANGE FROM: C-1 Commercial District TO A-1 Agriculture District
REASON: use property for agricultural purposes

Attachments:

[10801 Staff.pdf](#)

[10801 Map.pdf](#)

[10801 App.pdf](#)

[10803](#)

PETITION: REZONE 10803

APPLICANT: DALE D SECHER
LOCATION: 5685 LINCOLN ROAD, SECTION 16, TOWN OF OREGON
CHANGE FROM: A-2 Agriculture District TO A-1EX Agriculture District, A-2 (2) Agriculture District, and RH-4 Rural Homes District
REASON: separating existing residence from farmland and sell lands to adjacent neighbor

Attachments:

[10803 Staff.pdf](#)

[10803 Town.pdf](#)

[10803 Density.pdf](#)

[10803 Map.pdf](#)

[10803 App.pdf](#)

[10805](#)

PETITION: REZONE 10805

APPLICANT: ROBERT T ROEVEN
LOCATION: 845 STATE HIGHWAY 138, SECTION 18, TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District
REASON: adding lands to an existing residential lot

Attachments:

[10805 Staff.pdf](#)

[10805 Town.pdf](#)

[10805 density.pdf](#)

[10805 Map.pdf](#)

[10805 App.pdf](#)

10806

PETITION: REZONE 10806

APPLICANT: DEAN T BREUNIG

LOCATION: NORTH OF 9170 COUNTY HIGHWAY Y, SECTION 17, TOWN OF ROXBURY

CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District

REASON: adding lands to an existing residential lot

Attachments:

[10806 Staff.pdf](#)

[10806 Town.pdf](#)

[10806 Map.pdf](#)

[10806 CSM.pdf](#)

[10806 App.pdf](#)

10807

PETITION: REZONE 10807

APPLICANT: WATTS FAMILY TRUST

LOCATION: SOUTH OF 7685 WEST MINERAL POINT ROAD, SECTION 30, TOWN OF MIDDLETON

CHANGE FROM: A-1 Agriculture District TO C-1 Commercial District, R-1 Residence District, and RE-1 Recreational District

REASON: Create lot for existing driving range and create additional lot for commercial use

Attachments:

[10807 Staff.pdf](#)

[10807 recommended restricted C-1 uses.pdf](#)

[10807 future dev concept.pdf](#)

[10807 town future land use map.pdf](#)

[10807 town neighborhood plan.pdf](#)

[10807 Map.pdf](#)

[10807 App.pdf](#)

10808

PETITION: REZONE 10808

APPLICANT: HOWARD LIEN & SONS INC

LOCATION: 1379 STATE HIGHWAY 73, SECTION 3, TOWN OF ALBION

CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District

REASON: separating existing residence from farmland

Attachments:

[10808 Staff.pdf](#)

[10808 Town.pdf](#)

[10808 density.pdf](#)

[10808 Map.pdf](#)

[10808 App.pdf](#)

[10809](#)

PETITION: REZONE 10809

APPLICANT: DONALD A HOFFMAN

LOCATION: 6817 STATE HIGHWAY 19, SECTION 11, TOWN OF SPRINGFIELD

CHANGE FROM: A-2 (1) Agriculture District TO A-1EX Agriculture District

REASON: zoning compliance for a new livestock building

Attachments:

[10809 Staff.pdf](#)

[10809 town.pdf](#)

[10809 Map.pdf](#)

[10809 App.pdf](#)

[10810](#)

PETITION: REZONE 10810

APPLICANT: ROBERT H JOHNSON

LOCATION: 282 RODNEY ROAD, SECTION 2, TOWN OF CHRISTIANA

CHANGE FROM: A-1EX Agriculture District TO C-2 Commercial District, A-2 (8) Agriculture District, and A-2 (2) Agriculture District

REASON: expand existing commercial lot, revise boundaries of existing residential lot, and create 2 additional residential lots

Attachments:

[10810 staff.pdf](#)

[10810 Map.pdf](#)

[10810 Town.pdf](#)

[10810 density.pdf](#)

[10810 Christiana TDR program.pdf](#)

[10810 town policy requiring frontage for new lots.pdf](#)

[10810 Map 2.pdf](#)

[10810 App.pdf](#)

[10811](#)

PETITION: REZONE 10811

APPLICANT: MAPLE GROVE FARM LLC

LOCATION: 2889 BAILEY ROAD, SECTION 17, TOWN OF SUN PRAIRIE

CHANGE FROM: RH-1 Rural Homes District TO R-1A Residence District

REASON: divide an existing lot to create two residential lots

Attachments:

[10811 staff.pdf](#)

[10811 Map.pdf](#)

[10811 Town.pdf](#)

[10811 App.pdf](#)

[10812](#)

PETITION: REZONE 10812

APPLICANT: BRETT T DOLLAR

LOCATION: 3111 SIGGELKOW ROAD, SECTION 31, TOWN OF COTTAGE GROVE

CHANGE FROM: R-1A Residence District TO A-2 (1) Agriculture District

Attachments:

[10812-CUP2304 staff.pdf](#)

[10812 CUP 2304 Map.pdf](#)

[10812 Town.pdf](#)

[10812 CUP 2304 App.pdf](#)

[CUP 2304](#)

PETITION: CUP 2304

APPLICANT: BRETT T DOLLAR

LOCATION: 3111 SIGGELKOW ROAD, SECTION 31, TOWN OF COTTAGE GROVE

CUP DESCRIPTION: Limited Family Business - snow removal and construction business

Attachments:

[10812-CUP2304 staff.pdf](#)

[10812 Town.pdf](#)

[10812 CUP 2304 Map.pdf](#)

[10812 CUP 2304 App.pdf](#)

[10813](#)

PETITION: REZONE 10813

APPLICANT: BETTE HOESLY LIVING TRUST

LOCATION: 2998 FADNESS ROAD, SECTION 3, TOWN OF CHRISTIANA

CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District, and RH-1 Rural Homes District

REASON: separating existing residence from farmland and create two residential lots

Attachments:

[10813 staff.pdf](#)

[10813 Map.pdf](#)

[10813 density \(subject property\).pdf](#)

[10813 density \(sending property\).pdf](#)

[10813 Christiana TDR program.pdf](#)

[10813 town policy requiring frontage for new lots.pdf](#)

[10813 App.pdf](#)

[CUP 2300](#)

PETITION: CUP 2300

APPLICANT: DALE & JOAN HUSTON LIVING TRUST
LOCATION: 3355 COUNTY HIGHWAY N, SECTION 28, TOWN OF COTTAGE GROVE
CUP DESCRIPTION: continuation of an existing mineral extraction site

Attachments:

[CUP 2300 staff.pdf](#)
[CUP 2300 Map.pdf](#)
[CUP 2300 Town.pdf](#)
[2300 App.pdf](#)

[CUP 2301](#)

PETITION: CUP 2301

APPLICANT: MADISON COMMUNITY MONTESSORI SCHOOL INC
LOCATION: 8406 ELLINGTON WAY, SECTION 5, TOWN OF MIDDLETON
CUP DESCRIPTION: expand student enrollment limit and hours of operation for an existing school

Attachments:

[CUP 2301 staff.pdf](#)
[CUP 2301 Map.pdf](#)
[CUP 2301 Town.pdf](#)
[2301 App.pdf](#)

[CUP 2302](#)

PETITION: CUP 2302

APPLICANT: WILLIAM R WARNER
LOCATION: 1170 HAGEMAN ROAD, SECTION 8, TOWN OF MONTROSE
CUP DESCRIPTION: allow for a secondary farm residence

Attachments:

[CUP 2302 staff.pdf](#)
[CUP 2302 Town.pdf](#)
[CUP 2302 Map.pdf](#)
[CUP 2302 App.pdf](#)

[CUP 1059](#) **REVIEW AND POSSIBLE REVOCATION OF CUP 1059 (CONCRETE BATCH PLANT)**
LANDOWNER: YAHARA MATERIALS, LLC
LOCATION: 4315 COUNTY HIGHWAY AB, SECTION 14, TOWN OF BLOOMING GROVE
VIOLATION: LOCATION VIOLATION, MATERIAL VIOLATION, AND TRAFFIC CONCERNS

Attachments: [CUP 1059 Staff.pdf](#)
[CUP 1059 info.pdf](#)
[Letter to Yahara Materials on CUP 1059.pdf](#)
[CUP 1059 photo.pdf](#)

[2014 OA-062](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, OFFICIAL FLOODPLAIN MAP REVISION RELATED TO BLACK EARTH CREEK REMANDER PROJECT

Sponsors: MILES

Attachments: [2014 OA-062](#)
[2014 OA-062 FISCAL NOTE](#)

Legislative History

1/9/15	County Board	referred to the Zoning & Land Regulation Committee
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E. Zoning Map Amendments and Conditional Use Permits from previous meetings

[10796](#) **PETITION: REZONE 10796**
APPLICANT: ZACH VANGORDEN
LOCATION: 9262 MOEN ROAD, SECTION 19, TOWN OF CROSS PLAINS
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [10796 Staff update.pdf](#)
[10796 density.pdf](#)
[10796 Town.pdf](#)
[10796 Map.pdf](#)
[10796 App.pdf](#)

Legislative History

1/27/15 Zoning & Land Regulation postponed to the
Committee Committee
Regulation
Committee

F. Plats and Certified Survey Maps

[2014 LD-057](#) Arlan Kay/Dale Secher 2-lot Certified Survey Map, Ch. 75 Waiver Request
Both lots being created with no public road frontage.

Attachments: [aerial.pdf](#)
[content.pdf](#)

[2014 LD-064](#) Preliminary Plat - Meadow Road Estates, Town of Middleton, Section 32
(15 lots, 16.12 acres)
Acceptance of application and schedule for future consideration pursuant to
established committee policy.

Attachments: [acceptance letter to ZLR.doc](#)
[Aerial.pdf](#)
[Meadow Road Estates Prelim 2015.01.23.pdf](#)
[MeadowRoadEstates review memo - final.pdf](#)

[2014 LD-065](#) Preliminary Plat - Wolf Hollow at Pleasant Prairie Creek, Town of Windsor,
Section 29/32
(68 lots, 40.9 acres)
Acceptance of application and schedule for future consideration pursuant to
established committee policy.

Attachments: [acceptance letter to ZLR.pdf](#)
[aerial.pdf](#)
[Windsor Wolf Hollow Plat Review 021015.pdf](#)
[2015-01-20 PPlat of Wolf Hollow At Pleasant Prarie Creek.pdf](#)

[2014 LD-066](#) Preliminary Plat - Karls Subdivision, Town of Middleton, Section 18
(12 lots, 25 acres)
Staff recommends conditional approval.

Attachments: [conditional approval.doc](#)
[aerial.pdf](#)
[Karls 11x17.pdf](#)
[Karls review memo - final.pdf](#)

G. Resolutions

[2014
RES-496](#) ESTABLISHING AN EXPENDITURE ACCOUNT FOR THE PROPERTY LISTING INTEGRATION (LYNX PROGRAM) ANNUAL MAINTENANCE FEE

Sponsors: MILES

Attachments: [2014 RES-496.pdf](#)
[2014 RES-496 fiscal note.pdf](#)
[Sub ____ to 2014 RES-496 \(proposed Miles\).pdf](#)
[Sub ____ 2014 RES-496 \(proposed miles\) fiscal note.pdf](#)

Legislative History

1/23/15	County Board	referred to the Personnel & Finance Committee
1/23/15	County Board	referred to the Zoning & Land Regulation Committee
2/10/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

H. Ordinance Amendment

[2014 OA-062](#) AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, OFFICIAL FLOODPLAIN MAP REVISION RELATED TO BLACK EARTH CREEK REMANDER PROJECT

Sponsors: MILES

Attachments: [2014 OA-062](#)
[2014 OA-062 FISCAL NOTE](#)

Legislative History

1/9/15	County Board	referred to the Zoning & Land Regulation Committee
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J. Reports to Committee

K. Other Business Authorized by Law

[2014
ACT-432](#)

Site plan review for the replacement of a residence in the A-1Exclusive
Agriculture Zoning District
Applicant: Steven Lagman
Location: 2589 Lalor Road, Section 18, Town of Dunn

Attachments: [Lagman Site Plan 12 18 14.pdf](#)
 [Town Board Approval.pdf](#)
 [Site Map.pdf](#)

L. Adjourn

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.