



# Dane County

## Minutes - Final Unless Amended by Committee

### Zoning & Land Regulation Committee

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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

Vice Chair Kolar called the meeting to order at 7:03pm in Room 354.

Staff present: Allan, Everson, and Violante.

Youth Governance Members present: Boyce, Wilke, and Wilson.

**Present** 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and BOB SALOV

**Excused** 1 - PATRICK MILES

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

There was no public comment.

#### 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](#)

A motion was made by Bollig, seconded by Salov, to recommend approval of rezone petition #10797 with the following amendment. The motion carried by a voice vote.

1. Amend the zoning district classification from R-4 Residential to R-2 Residential.

Speaking in favor: Cynthia Whiteaker

[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](#)

**A motion was made by Bollig, seconded by Salov, to approve the Conditional Use Permit with the following conditions and contingent on rezone petition #10797 becoming effective. The motion carried by a voice vote.**

1. The Conditional Use Permit is limited exclusively to a facility to serve homeless women and children as indicated in the application materials.
2. All building and plumbing codes shall be met for the approved occupancy
3. The septic system must be designed to meet the needs of the building occupancy, as defined in Chapter 46 Private Sewerage System Ordinance & Health Ordinance, of the Dane County Code of Ordinances.
4. The applicant must provide parking that meets parking and loading standards (10.18), for a community living arrangement, as described in Section 10.18(5)(d) of the Dane County Code of Ordinances.
5. The parking area shall be striped in a manner to identify each parking space.
6. A landscaping plan shall be submitted for review and approved by the City of Sun Prairie prior to occupancy of the building for the proposed use. A copy of this plan must be provided to Dane County Zoning.
7. There shall be no outdoor storage.
8. There shall be no outdoor loudspeakers.

**Speaking in favor: Cynthia Whiteaker**

[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](#)

**A motion was made by Bollig, seconded by Salov to recommend approval of rezone petition #10798. The motion carried by a voice vote.**

**Speaking in favor: Jim Wileman**

[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](#)

**A motion was made by Salov, seconded by Bollig, to recommend approval of rezone petition #10799. The motion carried, 3-1 (Matano nay).**

**Speaking in favor: Janel Christianson**

**Ayes:** 3 - BOLLIG,KOLARandSALOV

**Noes:** 1 - MATANO

[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](#)

**A motion was made by Bollig, seconded by Salov, to recommend approval of rezone petition #10800 with the following amendment. The motion carried by a voice vote.**

**1. Deed restrict the R-3 property to prohibit division.**

**Speaking in favor: William Wells**

++ [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](#)

**A motion was made by Salov, seconded by Matano, to postpone until town action is received. The motion carried by a voice vote.**

**Speaking in favor: Lori Halverson**

*Motion made by Salov, seconded by Bollig to suspend the rules to take up item 2014 LD-057. The motion carried by a voice vote.*

[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](#)

**Motion by Bollig, seconded by Salov, to approve the requested waiver from the road frontage requirement in sec. 75.19(6)(b) for two lots to be created by Certified Survey Map. The motion carried by a voice vote.**

[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](#)

**A motion was made by Bollig, seconded by Salov, to recommend approval of rezone petition #10803 with the following amendments. The motion carried by a voice vote.**

- 1. Deed restrict the property to prohibit further residential development.**
- 2. The proposed A-1EX zoning lot shall be subject to a Delayed Effective Date of 12/31/2015, to allow for adoption and certification of an appropriate Farmland Preservation Plan amendment.**

**Speaking in favor: Dale Secher and Arlan Kay.**

[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](#)

**A motion was made by Salov, seconded by Bollig, to recommend approval of rezone petition #10805. The motion carried by a voice vote.**

**Speaking in favor: Robert Roeven**

[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](#)

**A motion was made by Bollig, seconded by Salov, to recommend approval of rezone petition #10806. The motion carried by a voice vote.**

**Speaking in favor: Dean Breunig**

[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](#)

**A motion was made by Salov, seconded by Bollig, to postpone action on the petition until town action is received. The motion carried by a voice vote.**

**Speaking in favor: Dan Paulson**

**Speaking in opposition: David Johnston. Mr. Johnston was concerned about potential traffic impacts in the neighborhood from the proposal, but withdrew his opposition upon learning of a planned street connection out to Mineral Point Road.**

[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](#)

**A motion was made by Salov, seconded by Bollig, to recommend approval of rezone petition #10808. The motion carried by a voice vote.**

**Speaking in favor: Carolyn Lein**

[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](#)

**A motion was made by Matano, seconded by Bollig, to recommend approval of rezone petition #10809. The motion carried by a voice vote.**

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](#)

**A motion was made by Salov, seconded by Matano, to postpone action on the petition. The motion carried by a voice vote.**

**Staff was directed to work with the applicant and town to address concerns regarding the proposal's consistency with town plan policies.**

**Speaking in favor: Steven Johnson**

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](#)

**A motion was made by Bollig, seconded by Matano, to recommend approval of rezone petition #10811. The motion carried by a voice vote.**

**Speaking in favor: Heidi Kuhman**



[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](#)

**A motion was made by Salov, seconded by Bollig, to recommend approval of rezone petition #10812. The motion carried by a voice vote.**

**Speaking in favor: Brett Dollar**

[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](#)

**A motion was made by Matano, seconded by Bollig, to approve CUP #2304 with the following conditions and contingent on rezoning petition #10812 becoming effective. The motion carried by a voice vote.**

1. The conditional use will be limited to a limited family business for snowplowing and contractor activities as allowed under DCCO sections 10.126(3) (m) Limited Family Business and (r) seasonal storage of recreational vehicles.
2. All equipment must be stored inside the new building which is planned to be 36' x 63' x 12' at truss bottom.
3. Hours of operation for contractor activities shall be 7:00 a.m. to 7:00 p.m. There are no scheduled hours of operation for snowplowing activities.
4. There will be no additional lighting. Current lighting includes one outdoor pole and fixture.
5. There shall be no signage.
6. There shall be no outdoor loudspeakers.

**Speaking in favor: Brett Dollar**

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](#)

**A motion was made by Matano, seconded by Bollig, to postpone action on the petition until town action is received. The motion carried by a voice vote.**

**Speaking in favor: Carl Sinderbrand**

CUP 2300

PETITION: CUP 2300

APPLICANT: DALE & JOAN HUSTON LIVING TRUST

LOCATION: 3355 COUTY 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](#)

A motion was made by Bollig, seconded by Matano, to approve Conditional Use Permit #2300 for continuation of an existing mineral extraction site, with the following conditions. The motion carried by a voice vote.

1. The applicant shall submit an erosion control plan covering the entire CUP area for the duration of operations, and receive approval of an erosion control permit prior to commencing extraction operations.
2. The operator shall develop and operate the site according to the submitted site and operations plan.
3. Operations shall cease no later than ten (10) years from the date of issuance of the conditional use permit.
4. Reclamation shall be completed within one year after operations have ceased, and shall be phased according to the operations and reclamation plan.
5. Reclamation shall meet requirements of Chapter 74 of the Dane County Code of Ordinances (DCCO).
6. The operator shall post and maintain at all times a bond or irrevocable letter of credit in favor of Dane County, as required by Chapter 74 of the DCCO, to ensure compliance with the reclamation plan.
7. Access with be paved a minimum of 150 feet.
8. Hours of operations, except for crushing, screening, and washing shall be from 6 a.m. to 6 p.m., Monday through Friday, and from 8 a.m. to 3 p.m. on Saturday. Crushing, screening and washing shall not occur before 7 a.m. on Monday through Friday and 8 a.m. on Saturday. No operations of any kind shall take place on Sundays or legal holidays. Hours may be extended on a per need basis by approval of the Town Chair/Board, with written notification being given to Dane County Zoning.
9. Trucks shall exit the site onto Natvig Road where they can then access CTH N.
10. The existing right-of-way fence, located to the south and east of the property, shall be maintained.
11. The site shall be signed "no trespassing". When the extraction site is not open, the access road onto CTH N shall have gates securely locked.
12. There shall be no blasting or drilling on the site unless approved by the Township permitting process, and operator provides written evidence of town permit to Dane County Zoning.
13. There shall be no bulk fuel stored on the site.
14. There shall be no high capacity wells on site unless approved through appropriate WisDNR permitting process.
15. No mining shall take place within 300 feet of Little Door Creek.
16. Excavations below the grade of an abutting public street or highway shall be set back from the street or highway a distance at least equal to the distance that is required for buildings or structures under s. 10.17. (42 feet from Right of Way Line of CTH N and US HWY 12/18).

17. No mining or alteration of the natural grade shall take place within 5 feet of any property boundary. Compliance with the provisions of section 10.04(6) Topography Near Property Lines is required.

18. The operator shall require all trucks, excavation, crushing, screening and washing equipment to have muffler systems which meet or exceed then current industry standards for noise abatement.

19. The applicant shall meet DNR standards for particulate emissions as described in NR 415.075, Wisconsin Administrative Code.

20. The zoning administrator or designee may enter the premises of the operation to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. If the operation is not in reasonable compliance with the terms of this approval, such approval is subject to amendment or revocation.

Speaking in favor: Dennis Richardson

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](#)

**A motion was made by Matano, seconded by Bollig, to approve Conditional Use Permit #2301 with the following conditions. The motion carried by a voice vote.**

- 1. Routine compliance checks shall be done by town staff to insure that continued adequate means of ingress and egress are present, and that traffic does not back up onto Airport Road, and if adequate means are not present, the school will be asked to modify its student drop-off and pick-up processes within 30 days, after which, MCMS shall pay for a updated traffic study and the Town shall determine what improvements to the Airport Road intersection are necessary. These improvements shall be completed and paid for by the Applicant.**
- 2. MCMS will provide notice to the Town when student population reaches 190 which shall trigger a compliance check by the Town.**
- 3. MCMS will provide the Town with a statement that they shall make and pay for street improvements required by the Town**
- 4. The school will work with Prairie Home Estates Homeowners Association to resolve issues that may arise.**
- 5. The parking lot layout shall conform to Dane County Code of Ordinances and be approved by the Town Engineer (Vierbicher Associates).**
- 6. The exterior lighting shall be approved by the Town Board.**
- 7. The building height to be a maximum of 32 feet.**
- 8. The playground shall be fenced. The fencing shall be approved by the Town Board.**
- 9. Signs on the property shall not be illuminated.**
- 10. The applicants, if needed as determined by the Town Engineer, shall pay for the Ellington and Airport Road intersection to be upgraded to a "Class A" intersection.**
- 11. The school's driveway shall be located as far to the north as practical.**
- 12. The septic drain-fields, both primary and secondary, to be located within Lot 26, if feasible.**
- 13. The site improvements shall meet both Town of Middleton and Dane County Stormwater management ordinances for detention and infiltration on site.**
- 14. The plan, for handling storm water drainage entering and leaving lot 26, to be acceptable to Town Engineer and approved by Dane County Land Conservation.**
- 15. Screening and landscaping to be compatible with the neighboring prairie and be acceptable to the Town Board.**
- 16. The enrollment shall be limited to a maximum 215 students.**
- 17. Normal hours of operation shall be limited to 6:30 A.M. to 9:30 P.M., Monday through Friday.**
- 18. Weekend events shall be limited to 32 days during the year with a starting time no sooner than 8:00 a.m. and ending time no later than 9:30 p.m., with a**

schedule to be coordinated with Town staff to avoid conflict with soccer games and other events.

Speaking in favor: Erin Freiburg

[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 2303 Town.pdf](#)

[CUP 2302 Map.pdf](#)

[CUP 2302 App.pdf](#)

A motion was made by Salov, seconded by Bollig, to table the item to allow staff time to respond to petitioner's concerns. The motion carried by a voice vote.

The item was removed from the table following committee action on CUP 1059.

A motion was made by BOLLIG, seconded by SALOV, that the Conditional Use Permit be approved with the following conditions. The motion carried by a voice vote.

1. The conditional use permit shall be for a secondary farm residence for a child of the farm owner and operator or an individual who earns more than 50% of his or her income from the farm.
2. A deed notice shall be recorded with the Dane County Register of Deeds indicating that any violation of the provisions of section 10.123(4), regarding farm residences in the A-1EX district, will result in revocation of this conditional use permit and require that a certified survey map be approved and appropriate zoning be acquired. The deed notice shall be recorded within 90 days of the effective date of approval.
3. The Conditional Use permit shall expire upon sale of the property to an unrelated 3rd party.

Speaking in favor: Bill Warner

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

A motion was made by Bollig, seconded by Salov, to postpone action on the possible revocation of CUP #1059 until the March 11th work meeting due to opposition presented at the public hearing. The motion passed, 3-1 (Matano nay).

Assistant Zoning Administrator Everson summarized the conditional use permit violations documented with CUP #1059, including operating the batch plant outside of the CUP boundaries, and failure to comply with the permit condition requiring annual meetings with the town of Blooming Grove over the past 22 years. Everson also noted that neighborhood residents have submitted complaints regarding truck traffic. Everson further noted that the zoning administrator has issued a stop work order for operation of the mineral extraction use due to operations taking place outside of the non-conforming site boundary.

Speaking in opposition to revocation:  
Tim Geoghegan  
Michael Lawton  
Bill White

Individuals speaking in opposition to revocation of CUP 1059 for a concrete batch plant stated that the use is currently in compliance with applicable ordinance standards and permit conditions. Speakers indicated concern with the manner in which the revocation process was taking place, stating also that other permits that have been revoked involved "consistent violators", whereas the applicant has worked to bring uses into compliance when violations have been found. Speakers also noted that many of the concerns expressed by neighboring residents had to do with operation of the non-conforming mineral extraction site on the property, not the concrete batch plant.

Speaking in favor of revocation:  
County Board Supervisor Robin Schmidt  
Jeff DuFrane  
Tonya Hamilton-Nisbet  
Tiffani Roltgen  
William Taylor

Individuals speaking in favor of revocation of CUP 1059 for a concrete batch plant stated that the use did not meet several required standards applicable to conditional uses, including negative impacts to public health, safety, and welfare, diminished enjoyment of their properties, and inadequate measures to address traffic congestion and safety due to heavy truck traffic in nearby residential neighborhoods associated with the operation of the use.

**Ayes:** 3 - BOLLIG,KOLARandSALOV

**Noes:** 1 - MATANO

[2014  
OA-062](#)

AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF ORDINANCES, OFFICIAL FLOODPLAIN MAP REVISION RELATED TO BLACK EARTH CREEK REMANDER PROJECT

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

A motion was made by Matano, seconded by Salov, to recommend approval of Ordinance Amendment #62. The motion carried by a voice vote.

## 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.pdf](#)  
[10796 density.pdf](#)  
[10796 Town.pdf](#)  
[10796 Map.pdf](#)  
[10796 App.pdf](#)

A motion was made by Bollig, seconded by Salov, to recommend approval of rezoning petition #10797. The motion carried 3-0 (Matano abstain).

**Ayes:** 3 - BOLLIG,KOLARandSALOV

**Abstain:** 1 - MATANO

## F. Plats and Certified Survey Maps



[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](#)

**A motion was made by Bollig, seconded by SALOV, to accept the plat and  
schedule for future consideration. The motion carried by a voice vote.**

[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](#)

**A motion was made by Bollig, seconded by SALOV, to accept the plat and  
schedule for future consideration. The motion carried by a voice vote.**

[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](#)

Motion by Bollig, seconded by Salov to approve the preliminary plat subject to the following conditions. The motion carried by a voice vote.

1. Compliance with the Dane County Comprehensive Plan is to be established.
2. Appropriate turn-around arrangements shall be made on the west end of "A" Street.
3. The public park land appropriation requirement is to be satisfied (private park land does not satisfy this requirement).
4. All public land dedications devoted for highway purposes are to be clearly designated as dedicated to the public.
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. The required approval certificates are to be satisfied. Town of Middleton

## G. Resolutions

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

**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](#)

A motion was made by Salov, seconded by Matano, to recommend approval of sub 1 to Resolution 496. The motion carried by a voice vote.

## 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

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

See action on OA #62, above.

## 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](#)

**A motion was made by Bollig, seconded by Matano, to approve the site plan for the Lagman replacement residence at 2589 Lalor Road, Section 18, town of Dunn. The motion carried by a voice vote.**

## L. Adjourn

**A motion was made by Matano, seconded by Bollig, to adjourn the meeting at 9:02pm. The motion carried by a voice vote.**

*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 hnub ua hauj lwm ua ntej yuav tuaj sib tham.*