



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, March 24, 2015

7:00 PM

City - County Building, ROOM 201
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

10814

PETITION: REZONE 10814
APPLICANT: PATRICK J HANDRICK
LOCATION: 959 PRIMROSE CENTER ROAD, SECTION 16, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District, RH-2 Rural Homes District TO A-2 Agriculture District and RH-2 Rural Homes District TO A-1EX Agriculture District
REASON: rezone to create separate lot

Attachments:

[10814 Staff.pdf](#)

[10814 Town.pdf](#)

[10814 Density.pdf](#)

[10814 Map.pdf](#)

[10814 App.pdf](#)

[10815](#) PETITION: REZONE 10815
APPLICANT: MICHAEL E JULSETH
LOCATION: 3766 HALVERSON ROAD, SECTION 27, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District
REASON: bring property into compliance for existing buildings and use

Attachments: [10815 Staff.pdf](#)
[10815 Town.pdf](#)
[10815 Map.pdf](#)
[10815 App.pdf](#)

[10816](#) PETITION: REZONE 10816
APPLICANT: CORY K CLEMENS
LOCATION: ACROSS THE STREET FROM 7858 DUNROVEN ROAD, SECTION 6, TOWN OF VIENNA
CHANGE FROM: LC-1 Limited Commercial District TO R-1A Residence District
REASON: creating one residential lot

Attachments: [10816 Staff.pdf](#)
[10816 Town.pdf](#)
[10816 Density.pdf](#)
[10816 Map.pdf](#)
[10816 App.pdf](#)

[10817](#) PETITION: REZONE 10817
APPLICANT: MICKELSON REV TR, GAYLORD O
LOCATION: NORTH OF 10707 FESENFELD ROAD, SECTION 29, TOWN OF BLACK EARTH
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes District and RH-3 Rural Homes District TO A-1EX Agriculture District
REASON: creating one residential lot

Attachments: [10817 Staff.pdf](#)
[10817 Density.pdf](#)
[10817 CSM with Bldg Envelope.pdf](#)
[10817 Map.pdf](#)
[10817 App.pdf](#)

[10818](#) PETITION: REZONE 10818
APPLICANT: RONALD J ANDERSON
LOCATION: 279 COUNTY HIGHWAY A, SECTION 2, TOWN OF
ALBION
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [10818 Staff.pdf](#)
[10818 Town.pdf](#)
[10818 Density.pdf](#)
[10818 Map.pdf](#)
[10818 App.pdf](#)

[10819](#) PETITION: REZONE 10819
APPLICANT: D & C RANCH LLC
LOCATION: WEST OF 4559 WEST RUTLAND RD, SECTION 30,
TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [10819 Staff.pdf](#)
[10819 Town.pdf](#)
[10819 Density.pdf](#)
[10819 Map.pdf](#)
[10819 App.pdf](#)

[10820](#) PETITION: REZONE 10820
APPLICANT: MATTHEW BALLWEG
LOCATION: 8053 BALLWEG ROAD, SECTION 25, TOWN OF
ROXBURY
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [10820 CUP 2306 Staff.pdf](#)
[10820-CUP 2306 Town.pdf](#)
[10820 Density.pdf](#)
[10820 CUP 2306 Map.pdf](#)
[10820 App.pdf](#)

[CUP 2306](#) PETITION: CUP 2306
APPLICANT: MATTHEW BALLWEG
LOCATION: 8053 BALLWEG ROAD, SECTION 25, TOWN OF
ROXBURY
CUP DESCRIPTION: unlimited livestock on 7.6-acre property

Attachments: [10820 CUP 2306 Staff.pdf](#)
[10820-CUP 2306 Town.pdf](#)
[10820 CUP 2306 Map.pdf](#)
[10820 App.pdf](#)

[10822](#) PETITION: REZONE 10822
APPLICANT: ALLAN L KELLY
LOCATION: NORTH OF 3577 BAILEY, SECTION 30, TOWN OF SUN
PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO A-B Ag-Business
District
REASON: rezoning to ab for an agricultural nursery business

Attachments: [10822 CUP 2308 Staff.pdf](#)
[10822-CUP 2308 Town.pdf](#)
[10822 App.pdf](#)
[10822 CUP 2308 Map.pdf](#)

[CUP 2308](#) PETITION: CUP 2308
APPLICANT: ALLAN L KELLY
LOCATION: NORTH OF 3577 BAILEY, SECTION 30, TOWN OF SUN
PRAIRIE
CUP DESCRIPTION: Sales & Storage of agricultural by-product

Attachments: [2308 App.pdf](#)

E. Zoning Map Amendments and Conditional Use Permits from previous meetings

[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 Update.pdf](#)
[10801 Town.pdf](#)
[10801 Map.pdf](#)
[10801 App.pdf](#)

Legislative History

2/24/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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[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 Update.pdf](#)
[10810 Map revised proposal.pdf](#)
[10810 Town.pdf](#)
[10810 density.pdf](#)
[10810 Christiana TDR program.pdf](#)
[10810 town policy requiring frontage for new lots.pdf](#)
[10810 Village Plan.pdf](#)
[10810 App.pdf](#)

Legislative History

2/24/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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F. Plats and Certified Survey Maps

[2014 LD-074](#) Final Plat - Autumn Ridge Reserve, City of Madison
(54 lots, 20.6 acres)
Staff recommends a certification of non-objection.

Attachments: [aerial.pdf](#)
[27334 Autumn Ridge reserve_0001.PDF](#)
[27334 Autumn Ridge reserve_0002.PDF](#)

[2014 LD-077](#) Final Plat - Second Addition to Carriage Ridge, Town of Westport
(71 lots, 40.6 acres)
Staff recommends conditional approval.

Attachments: [conditional approval letter to ZLR.pdf](#)
[2015-02-25 Second Addition to Carriage Ridge Final Plat.pdf](#)
[SecondCarriageRidgeReviewMemo.pdf](#)
[aerial.pdf](#)

[2014 LD-075](#) Preliminary Plat - Bella Vista, Town of springdale
(11 lots, 155 acres)
Staff recommends conditional approval.

Attachments: [March_24 preliminary letter to ZLR.doc](#)
[aerial.pdf](#)
[Standing_review.pdf](#)
[2015-02-27 Bella Vista Preliminary Plat.pdf](#)

[2014 LD-076](#) Final Plat - Meadow Road Estates, Town of Middleton
(15 lots, 16 acres)
Staff recommends conditional approval

Attachments: [Conditional approval letter to ZLR.pdf](#)
[Meadow Road Estates Final 20140316.pdf](#)
[Aerial.pdf](#)
[MeadowRoadEstates review memo - final.pdf](#)

G. Resolutions

H. 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: [OA 54 sub 1 revised language.pdf](#)
[Ord Amend to repeal appeals.pdf](#)
[2014 OA-054.pdf](#)

Legislative History

10/3/14	County Board	referred to the Zoning & Land Regulation Committee
10/3/14	County Board	referred to the Executive Committee
10/16/14	Executive Committee	recommended for approval as amended
10/28/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
11/11/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
11/25/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
12/9/14	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

1/13/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
2/10/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
3/11/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee

J. Reports to Committee

[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 Update.pdf](#)
[Corp Counsel Opinion.pdf](#)
[CUP 1059 Town Letter.pdf](#)
[CUP 1059 info.pdf](#)
[Letter to Yahara Materials on CUP 1059.pdf](#)
[CUP 1059 photo.pdf](#)
[Yahara response to CUP 1059 Review.pdf](#)

Legislative History

2/24/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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3/11/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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K. Other Business Authorized by Law

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.