



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, September 27, 2016

6:30 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

[11028](#)

PETITION: REZONE 11028

APPLICANT: LOSENEGGER FAMILY TR, DONALD W &
WINIFRED A

LOCATION: 8762 COUNTY HIGHWAY G, SECTION 4, TOWN
OF PRIMROSE

CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO A-4 Agriculture District, RH-2
Rural Homes District TO A-4 Agriculture District

REASON: creating two residential lots

Attachments: [11028 Staff](#)

[11028 Town](#)

[11028 Density](#)

[11028 Ord Amend](#)

[11029](#) PETITION: REZONE 11029
APPLICANT: RANDY S PAGE
LOCATION: 4650 STATE HIGHWAY 78, SECTION 2, TOWN OF VERMONT
CHANGE FROM: RH-1 Rural Homes District TO A-1EX Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: relocating residential lot

Attachments: [11029 Staff](#)
[11029 Town](#)
[11029 Density](#)
[11029 Map](#)
[11029 Ord Amend](#)

[11030](#) PETITION: REZONE 11030
APPLICANT: JOHN LAURENCE MULLARKEY
LOCATION: 936 GLENWAY ROAD, SECTION 15, TOWN OF OREGON
CHANGE FROM: RH-3 Rural Homes District TO RH-2 Rural Homes District, A-2 Agriculture District TO A-2 (4) Agriculture District, RH-3 Rural Homes District TO A-2 (4) Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11030 Staff](#)
[11030 Town](#)
[11030 Ord Amend](#)

[11031](#) PETITION: REZONE 11031
APPLICANT: SCHUYLER PIERCE
LOCATION: 5456 BROKEN BOW ROAD, SECTION 24, TOWN OF BURKE
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture District
REASON: change zoning district to allow for a taller accessory building

Attachments: [11031 Staff](#)
[11031 Town](#)
[11031 Ord Amend](#)

[11032](#) PETITION: REZONE 11032
APPLICANT: ALICIA SZEKERES
LOCATION: WEST OF 9450 MALONE ROAD, SECTION 25,
TOWN OF BLUE MOUNDS
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating one residential lot

Attachments: [11032 Staff](#)
[11032 Town](#)
[11032 Density](#)
[11032 Ord Amend](#)

[11033](#) PETITION: REZONE 11033
APPLICANT: TIEDEMAN REV FAMILY TR, HERMAN J & JULIE A
LOCATION: 1881 WILLIAMS DRIVE, SECTION 29, TOWN OF
PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture
District, A-1EX Agriculture District TO A-2 (8) Agriculture District
REASON: creating two residential lots

Attachments: [11033 Staff](#)
[11033 Town](#)
[11033 Density](#)
[11033 Ord Amend](#)

[11034](#) PETITION: REZONE 11034
APPLICANT: JANET L BERGE
LOCATION: 961 NULAND ROAD, SECTION 33, TOWN OF
DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11034 Staff](#)
[11034 Town](#)
[11034 Density](#)
[11034 Ord Amend](#)

[11035](#) PETITION: REZONE 11035
APPLICANT: FURSETH BROTHERS REAL ESTATE
LOCATION: 1033 LAKE KEGONSA ROAD, SECTION 14, TOWN
OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11035 Staff](#)
[11035 Town](#)
[11035 Density](#)
[11035 Ord Amend](#)

[11036](#) PETITION: REZONE 11036
APPLICANT: FEMRITE FARMS REAL ESTATE LLC
LOCATION: NORTH OF 2263 HAMMOND ROAD, SECTION 22,
TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture
District
REASON: creating one residential lot

Attachments: [11036 Staff](#)
[11036 Town](#)
[11036 Density](#)
[11036 Ord Amend](#)

[11037](#) PETITION: REZONE 11037
APPLICANT: RICHARD PEDERSON
LOCATION: 3213 COUNTY HIGHWAY A, SECTION 13, TOWN
OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) and A-2
(8) Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [11037 Staff](#)
[11037 Town](#)
[11037 Ord Amend](#)

[11038](#) PETITION: REZONE 11038
APPLICANT: JAMES AND MARIE PECQUEX
LOCATION: SOUTH OF 5133 JOHN WILKINSON ROAD,
SECTION 29, TOWN OF BLACK EARTH
CHANGE FROM: RH-1 Rural Homes District TO A-1EX Agriculture
District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: relocate existing residential zoning boundaries

Attachments: [11038 Staff](#)
[11038 Town](#)
[11038 Ord Amend](#)

[11039](#) PETITION: REZONE 11039
APPLICANT: RICHARD A EBERLE
LOCATION: 6354 COUNTY HIGHWAY DM, SECTION 12, TOWN
OF DANE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District and RH-4 Rural Homes District
REASON: creating one residential lot

Attachments: [11039 Staff](#)
[11039 Town](#)
[11039 Density](#)
[11039 Ord Amend](#)

[11040](#) PETITION: REZONE 11040
APPLICANT: JOHN M HALVERSON
LOCATION: N OF 5133 JOHN WILKINSON ROAD, SECTION 29,
TOWN OF BLACK EARTH
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes
District, RH-3 Rural Homes District TO RH-2 Rural Homes District
and A-1EX Agriculture District
REASON: creating one residential lot

Attachments: [11040 Staff](#)
[11040 Town](#)
[11040 Density](#)
[11040 Ord Amend](#)

[11041](#) PETITION: REZONE 11041
APPLICANT: SMITH, GREY, and SLACK
LOCATION: 3134, 3144, and 3151 VIEW ROAD, SECTION 6,
TOWN OF DUNN
CHANGE FROM: R-1 Residence District TO R-3A Residence
District, R-1A Residence District TO R-3A Residence District
REASON: zoning compliance for existing duplexes

Attachments: [11041 Staff](#)
[11041 Town](#)
[11041 Ord Amend](#)

[CUP 2357](#) PETITION: CUP 2357
APPLICANT: LB LAND INVESTMENTS INC
LOCATION: 5338 NORWAY GROVE SCHOOL RD, SECTION 22,
TOWN OF VIENNA
CUP DESCRIPTION: composting facility

Attachments: [CUP 2357 Staff](#)
[CUP 2357 Town](#)
[CUP 2357 Map](#)
[CUP 2357 App](#)
[CUP #2357](#)

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

E. Plats and Certified Survey Maps

[2016 LD-037](#) Final Plat - The Reserve at Bergamont
Village of Oregon
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(12(2)(b)).

Attachments: [aerial](#)
[27558 The Reserve at Bergamont](#)

[2016 LD-036](#) Final Plat - Stoner Prairie
City of Fitchburg
Staff recommends a certification of non-objection with regards to
Ch. 75.08 and S. 236.12(12(2)(b)).

Attachments: [aerial](#)
[27556 Stoner Prairie](#)

[2016 LD-033](#) Pederson 2-lot Certified Survey Map - Land Division Waiver
Town of Rutland, Section 13
Applicant is seeking a waiver from Ch. 75.19(6)(b) to allow the
creation of Lot 2 to have no public road frontage.

Attachments: [2014 aerial](#)
[20160901103452](#)
[CSM 1424](#)

[2016 LD-038](#) Preliminary Plat - Viney's Addition to Sky High
Town of Cottage Grove, Section 21
Staff recommends the plat be conditionally approved.

Attachments: [2014 aerial](#)
[16-20](#)
[160062-PPv4\(1\)](#)
[9 27 conditional](#)
[CG Vineys addition to Sky High 09 2016](#)

F. Resolutions

G. Ordinance Amendment

H. Reports to Committee

I. Other Business Authorized by Law

[2016](#)
[DISC-022](#) Discussion and possible action on a proposed ordinance
amendment for Conditional Use Permit Appeals

Attachments: [CUP Appeal Ordinance change](#)
[appeal of CUP](#)

[2016](#)
[DISC-023](#) Discussion of the possibility of adding additional members to the
Zoning and Land Regulation Committee

Attachments: [Wisc Stats 59 69\(2\)](#)

[2016](#)
[DISC-024](#) Discussion of how informational material is received as part of
public input regarding zoning petitions and conditional use permits

Attachments: [official record for petitions](#)

J. Adjourn

*Questions? Contact Roger Lane, Planning and Development Department, 266-4266,
lane.roger@countyofdane.com*

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.