



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, June 13, 2017

6:30 PM

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

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A. Call to Order

Chair Kolar called the meeting of the ZLR Committee to order at 6:30pm in Room 354 of the City-County Building.

Staff present: Everson, Lane, Standing, and Violante

Present 4 - JERRY BOLLIG, MARY KOLAR, AL MATANO, and DENNIS O'LOUGHLIN

Excused 1 - PATRICK MILES

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

[2017](#) Registrants at the June 13th ZLR Committee meeting
[RPT-184](#)

Attachments: [June 13th ZLR registrants](#)

C. Consideration of Minutes

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

[11120](#)

PETITION: REZONE 11120
APPLICANT: STEPHEN D FLACH
LOCATION: 8716 RIDGE DRIVE, SECTION 27, TOWN OF
PRIMROSE
CHANGE FROM: A-2 (8) Agriculture District TO RH-4 Rural Homes
District, A-2 (8) Agriculture District TO RH-2 Rural Homes District,
A-1EX Agriculture District TO RH-2 Rural Homes District, A-1EX
Agriculture District TO RH-4 Rural Homes District, A-1EX Agriculture
District TO A-2 Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments: [Staff Update 11120](#)

[11120 Town](#)

[Revised zoning proposal](#)

[Revised CSM proosed](#)

[11120 Ord Amend](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. The petition shall be amended to include the 5 acres of the Hisel land lying north of Ridge Road. The 5 acres shall be included in the RH-4 Rural Homes Zoning District making the total acreage of the lot 23.21 acres.
2. The petition shall be amended to change the zoning of the 26.4 acres land owned by the Flach that is located south of Ridge Road to A-4 Agriculture.
3. The petition is contingent up a land division waiver being granted for the proposed 5-acre lot south of Ridge Road.
4. A access easement shall be recorded to allow access to the 5-acre lot from Ridge Road.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[11123](#)

PETITION: REZONE 11123
APPLICANT: KYLE O KLAWITTER
LOCATION: NORTH OF 1939 HUBRED LANE, SECTION 23, TOWN
OF COTTAGE GROVE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: creating two residential lots

- Attachments:** [11123 Staff Update](#)
[11123 Town Action Revised](#)
[11123 revised lot layout](#)
[11123 Cul-de-sac revision](#)
[11123 Map](#)
[11123 Old Town Action](#)
[11123 App](#)

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning Petition be recommended for approval as amended. The motion carried by the following vote: 4-0.

1. Lots 1 and 2 shall be assigned the zoning district classification of RH-1.
2. A 23-acre parcel described as Lot 3 shall be assigned the zoning district classification of A-4.
3. The remaining A-1Ex Exclusive Agricultural zoned lands shall be deed restricted to prohibit residential development. The housing density rights have been exhausted on the original farm.
4. The final CSM will need to show an access agreement for the 35.1 acres and since the cud-de-sac is offset from the current right-of-way, a vacation/dedication will need to be recorded.
5. A shared driveway easement agreement shall be recorded on Lots 1 and 2 pursuant to Dane County Code of Ordinances Section 75.19(8).
6. The petition shall have a 180-day delayed effective date.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[11132](#) PETITION: REZONE 11132
APPLICANT: TINA M HAYWARD
LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF RUTLAND
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture District
REASON: zoning to allow for a limited family business

Attachments: [11132 CUP 2379 Staff Update](#)

[11132 Town](#)

[11132 Ord Amend](#)

A motion was made by O'LOUGHLIN, seconded by BOLLIG, that this Zoning Petition be recommended for approval. The motion carried by the following vote: 4-0.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

[CUP 2379](#) PETITION: CUP 2379
APPLICANT: TINA M HAYWARD
LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF RUTLAND
CUP DESCRIPTION: REZONE TO A DISTRICT THAT WILL ALLOW FOR A LIMITED FAMILY BUSINESS-CLEANING BUSINESS

Attachments: [11132 CUP 2379 Staff Update](#)

[CUP 2379 Town](#)

[CUP 2379 Map](#)

[CUP 2379 App](#)

[CUP #2379](#)

A motion was made by BOLLIG, seconded by O'LOUGHLIN, that this Conditional Use Permit be approved with 8 conditions. The motion carried by the following vote: 4-0.

1. The Conditional Use Permit is for a Limited Family Business - operation of a cleaning service business.
2. Compliance with the provisions of section 10.192 of the County Code - Procedure And Standards Of Operation For Limited Family Business - is required.
3. The operator shall comply with the materials presented as part of the Conditional Use Permit application.
4. Hours of operation shall be limited to 8:00AM to 3:30PM, Monday-Friday.
5. All services shall be conducted offsite.
6. No business signage permitted on the property.
7. Outdoor parking / storage of employee vehicles limited to hours of business operation.
8. The CUP shall expire upon sale of the property to an unrelated 3rd party.

Ayes: 4 - BOLLIG,KOLAR,MATANOandO'LOUGHLIN

Excused: 1 - MILES

F. Plats and Certified Survey Maps

[2017 LD-006](#) Final Plat - Tennyson Ridge Replat
City of Madison
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)

[27668 Tennyson Ridge Replat](#)

A motion was made by BOLLIG, seconded by MATANO, to certify the plat with no objections. The motion carried by a voice vote.

[2017 LD-010](#) Final Plat - Astor Drive Addition to Stoner Prairie
City of Fitchburg
Staff recommends a certification of non-objection.

Attachments: [Untitled](#)

[27671 Astor Drive addn Stoner Prairie](#)

[20170531113241919](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, to certify the plat with no objections. The motion carried by a voice vote.

[2017 LD-007](#) Preliminary Plat - Wellington Trace
Town of Bristol, Section 30
Acceptance and schedule for future consideration.

Attachments: [acceptance letter](#)

[map](#)

[20170516092311](#)

[Hart Subdivision Bristol 31.06_13_2017](#)

A motion was made by BOLLIG, seconded by MATANO, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.

[2017 LD-008](#) Preliminary Plat - Welcome Homes
Town of Middleton
Acceptance and schedule for future consideration.

Attachments: [map](#)

[acceptance](#)

[Welcome Homes Prelim 2017.05.05](#)

A motion was made by MATANO, seconded by O'LOUGHLIN, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.

[2017 LD-009](#) Preliminary Plat - The Community of Bishops Bay
Town of Westport
Acceptance and schedule for future consideration.

Attachments: [map](#)

[17-10](#)

[T-Westport_PlanCommision_06-12-17](#)

[2017-5-18 CoBB The Prairie & The Farm Ph 5 Preliminary Plat](#)

[acceptance](#)

A motion was made by BOLLIG, seconded by O'LOUGHLIN, to accept the preliminary plat and schedule it for future consideration. The motion carried by a voice vote.

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

[2017](#)
[RPT-155](#) Staff update on towns opting out of county zoning and the comprehensive revision to the Chapter 10 Zoning Ordinance

Senior Planner Standing updated the Committee on the progress made with the comprehensive revision to the zoning ordinance. The project is on schedule and a draft of the new ordinance should be ready by next month.

Planning and Development Director Violante informed the Committee of the Staff's preparation of having the 6 towns exit County Zoning.

K. Other Business Authorized by Law

L. Adjourn

A motion was made by DENNIS O'LOUGHLIN, seconded by JERRY BOLLIG, to adjourn the June 13th Zoning and Land Regulation Committee meeting at 7:23pm. The motion carried unanimously.

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