



# Dane County

## Meeting Agenda - Final Zoning & Land Regulation Committee

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Tuesday, July 22, 2014

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

#### 10705

**PETITION: REZONE 10705**

APPLICANT: ERIC O GROVER

LOCATION: 4612 BLUE MOUNDS TRAIL, SECTION 3, TOWN OF VERMONT

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

REASON: separating existing residence from farmland

**Attachments:**

[10705 staff rpt.pdf](#)

[10705 Town.pdf](#)

[10705 Density Study.pdf](#)

[10705 Map.pdf](#)

[10705 App.pdf](#)

#### 10706

**PETITION: REZONE 10706**

APPLICANT: BRIAN R DROESSLER

LOCATION: 2694 COUNTY HIGHWAY F, SECTION 18, TOWN OF BLUE MOUNDS

CHANGE FROM: RH-2 Rural Homes District TO LC-1 Limited Commercial District

REASON: zoning to allow for a limited family business

**Attachments:**

[10706 staff rpt.pdf](#)

[10706 Town.pdf](#)

[10706 Map.pdf](#)

[10706 App.pdf](#)

[10707](#)            **PETITION: REZONE 10707**  
APPLICANT: TOWN OF SUN PRAIRIE  
LOCATION: TOWN OF SUN PRAIRIE  
CHANGE FROM: A-1EX Agriculture District to various zoning districts  
REASON: compliance with the adopted Dane County farmland preservation plan per ss 91.38

**Attachments:**    [10707 Staff.pdf](#)  
[10707StaffMemoandDeedNotice.pdf](#)  
[10707 parcel list.pdf](#)  
[10707 map.pdf](#)  
[10707 App.pdf](#)

[10709](#)            **PETITION: REZONE 10709**  
APPLICANT: ROLAND REIN  
LOCATION: NORTH OF 2395 COUNTY HIGHWAY B, SECTION 21, TOWN OF PLEASANT SPRINGS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: creating one residential lot

**Attachments:**    [10709 Staff.pdf](#)  
[10709 Town.pdf](#)  
[10709 Density Study.pdf](#)  
[10709 Map.pdf](#)  
[10709 App.pdf](#)

[10710](#)            **PETITION: REZONE 10710**  
APPLICANT: RODNEY J WEISENSEL  
LOCATION: SOUTH OF 7224 RUSSET ROAD, SECTION 14, TOWN OF BRISTOL  
CHANGE FROM: A-1 Agriculture District TO A-2 (1) Agriculture District  
REASON: combining 2 lots into one residential lot

**Attachments:**    [10710 Staff.pdf](#)  
[10710 Town.pdf](#)  
[10710 Map.pdf](#)  
[10710 App.pdf](#)

[10711](#)            **PETITION: REZONE 10711**  
APPLICANT: ANDREW J VEUM  
LOCATION: SOUTH OF PLEASANT DRIVE AT HOOPEN ROAD, SECTION 36, TOWN OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: shifting of property lines between adjacent land owners

**Attachments:**    [10711 Staff.pdf](#)  
[10711 Town.pdf](#)  
[10711 Map.pdf](#)  
[10711 App.pdf](#)

[10712](#)

**PETITION: REZONE 10712**

APPLICANT: JAMES G BELDA  
LOCATION: 3840 COUNTY HIGHWAY V, SECTION 3, TOWN OF WINDSOR  
CHANGE FROM: A-1EX Agriculture District TO R-1 Residence District  
REASON: add additional land to an existing residential lot

**Attachments:**

[10712 Staff.pdf](#)  
[10712 Town.pdf](#)  
[10712 Town 2.pdf](#)  
[10712 Map.pdf](#)  
[10712 App.pdf](#)

[10713](#)

**PETITION: REZONE 10713**

APPLICANT: TOWN OF VERONA  
LOCATION: TOWN OF VERONA  
CHANGE FROM: A-1EX Agriculture District TO Various Zoning Districts  
REASON: compliance with the adopted Dane County farmland preservation plan, as required by s. 91.38

**Attachments:**

[10713 Staff.pdf](#)  
[10713 App.pdf](#)

[10714](#)

**PETITION: REZONE 10714**

APPLICANT: DEBRA L BARSNESS  
LOCATION: 5507 COUNTY HIGHWAY J, SECTION 26, TOWN OF VERMONT  
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District  
REASON: add additional land to an existing residential lot

**Attachments:**

[10714 Staff.pdf](#)  
[10714 Town.pdf](#)  
[10714 Map 1.pdf](#)  
[10714 Map 2.pdf](#)  
[10714 App.pdf](#)

[10715](#)

**PETITION: REZONE 10715**

APPLICANT: TOWN OF BLUE MOUNDS  
LOCATION: TOWN OF BLUE MOUNDS  
CHANGE FROM: A-1 Exclusive to Various Zoning Districts  
REASON: compliance with the adopted Dane County farmland preservation plan per ss 91.38

**Attachments:**

[10715 Staff.pdf](#)  
[10715 Town.pdf](#)  
[10715 App.pdf](#)

[10716](#)            **PETITION: REZONE 10716**  
APPLICANT: TOWN OF DUNKIRK  
LOCATION: TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District To Various Zoning Districts  
REASON: compliance with the adopted Dane County farmland preservation plan per ss 91.38

**Attachments:**        [10716 Staff.pdf](#)  
[10716 Town.pdf](#)  
[10716 App.pdf](#)

[10717](#)            **PETITION: REZONE 10717**  
APPLICANT: TOWN OF DEERFIELD  
LOCATION: TOWN OF DEERFIELD  
CHANGE FROM: A-1EX Agriculture District To Various Zoning Districts  
REASON: compliance with the adopted Dane County farmland preservation plan per ss 91.38

**Attachments:**        [10717 Staff.pdf](#)  
[10717 Town.pdf](#)  
[10717 App.pdf](#)

[10718](#)            **PETITION: REZONE 10718**  
APPLICANT: SHAWN HILLESTAD  
LOCATION: WEST OF 4126 OLD STAGE ROAD, SECTION 28, TOWN OF RUTLAND  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating one residential lot

**Attachments:**        [10718 staff rpt.pdf](#)  
[10718 Town.pdf](#)  
[10718 Density Study.pdf](#)  
[10718 Map 1.pdf](#)  
[10718 Map 2.pdf](#)  
[10718 Map 3.pdf](#)  
[10718 App.pdf](#)  
[10718 history.pdf](#)

10719

**PETITION: REZONE 10719**

APPLICANT: PAULI REV LIVING TR, DONALD F & MARIE M  
LOCATION: NORTH OF 1070 OBSERVATORY HILL ROAD, SECTION 9, TOWN OF  
MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: creating three residential lots

**Attachments:**

[10719 staff rpt.pdf](#)  
[10719 Town.pdf](#)  
[10719 density study.pdf](#)  
[10719 Map.pdf](#)  
[10719 App.pdf](#)

10720

**PETITION: REZONE 10720**

APPLICANT: KARL R DETTMANN  
LOCATION: EAST OF 4204 COUNTY HIGHWAY P, SECTION 15, TOWN OF CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating three residential lots plus one lot for an existing residence

**Attachments:**

[10720 Staff.pdf](#)  
[10720 Town.pdf](#)  
[10720 Density Study.pdf](#)  
[10720 Map.pdf](#)  
[10720 App.pdf](#)  
[10720 Updated Lot 3.pdf](#)  
[10720 info.pdf](#)

10721

**PETITION: REZONE 10721**

APPLICANT: CHAD THOMAS PETERSEN  
LOCATION: 616 RAYGEN ROAD, SECTION 34, TOWN OF MEDINA  
CHANGE FROM: RH-2 Rural Homes District TO A-2 (4) Agriculture District  
REASON: rezone to a district that allows for a less restrictive side yard for buildings housing  
livestock

**Attachments:**

[10721 staff rpt.pdf](#)  
[10721 Town.pdf](#)  
[10721 Map.pdf](#)  
[10721 App.pdf](#)

[10725](#)      **PETITION: REZONE 10725**  
APPLICANT: KEVIN L KLAHN  
LOCATION: 4562 HIGHWAY 92, SECTION 31, TOWN OF RUTLAND  
CHANGE FROM: Wetland District to Non-wetland District  
REASON: reclassification of small wetland area to allow filling

**Attachments:**      [10725 staff rpt.pdf](#)  
[10725 Town.pdf](#)  
[10725 Map.pdf](#)  
[10725 DNR info.pdf](#)  
[10725 App.pdf](#)

[2014 OA-040](#)      **AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF  
ORDINANCES, FLOOD INSURANCE RATE MAP AND ORDINANCE TEXT  
UPDATE**

**Attachments:**      [2014 OA-040](#)  
[Model Ord with Flood Storage Jan 2012 FINAL.pdf](#)  
[Sub 1 to OA 40 Floodplain Ordinance.pdf](#)

**Legislative History**

6/27/14      County Board      referred to the Zoning & Land Regulation  
Committee

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

[CUP 2274](#)      **PETITION: CUP 2274**  
APPLICANT: JOSEPH G PASKUS  
LOCATION: 6515 SEYBOLD ROAD, SECTION 25, TOWN OF MIDDLETON  
CUP DESCRIPTION: allow car wash

**Attachments:**      [CUP 2274 Staff Update.pdf](#)  
[2274 map.pdf](#)  
[CUP 2274 APP.pdf](#)

**Legislative History**

6/24/14      Zoning & Land Regulation  
Committee      postponed to the Zoning & Land Regulation  
Committee

**E. Plats and Certified Survey Maps**

[2014 LD-022](#)      Final Plat - Aspen Grove, City of Madison  
(9 lots, 2.1 acres) (application deadline 7/23/14)  
Staff recommends certification of non-objection.

**Attachments:**      [27264 Aspen Grove\\_0001.PDF](#)  
[aerial\\_layout.pdf](#)

[2014 LD-023](#) Final Plat - Prairie Grass Addition to Alpine Meadows, Village of Oregon  
(17 lots, 4.99 acres) (application deadline 7/28/14)  
Staff recommends certification of non-objection

**Attachments:** [aerial\\_layout.pdf](#)  
[27266 Prairie Grass Addn to Alpine Meadows 0001.PDF](#)

## F. Resolutions

## G. Ordinance Amendment

[2014 OA-040](#) **AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF  
ORDINANCES, FLOOD INSURANCE RATE MAP AND ORDINANCE TEXT  
UPDATE**

**Attachments:** [2014 OA-040](#)  
[Model Ord with Flood Storage Jan 2012 FINAL.pdf](#)  
[Sub 1 to OA 40 Floodplain Ordinance.pdf](#)

**Legislative History**

6/27/14 County Board referred to the Zoning & Land Regulation  
Committee

## H. Items Requiring Committee Action

[2014](#) Annual Renewal of Salvage Yard Licences  
[ACT-115](#)

**Attachments:** [7.22.14 letter to ZLR.pdf](#)  
[Salvage\\_Yards.pdf](#)

## I. Reports to Committee

[2014](#) Information on the Zoning Administrator determination regarding the permitted  
[RPT-203](#) use in the C-1 Commercial Zoning District at 1490 Martin Street, Town of  
Madison

**Attachments:** [Day Resource Center interpretation\\_HJH.pdf](#)

## J. Other Business Authorized by Law

[2014](#)  
[PRES-055](#)

Informational public hearing regarding a reclamation plan submitted by Yahara Materials for a mineral extraction site.  
Town of Mazomanie, Section 10  
(137 acres, sand & gravel operation)

**Attachments:**

[Yahara Materials\\_Mazomanie\\_Staff Report.pdf](#)  
[reclamation\\_content.pdf](#)  
[aerial.pdf](#)  
[Wipperfurth and Beuthin Pits SM2014-0167.pdf](#)

## K. 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.*