



Dane County

Minutes - Final Unless Amended by Committee

Zoning & Land Regulation Committee

Tuesday, July 22, 2014

7:00 PM

City - County Building, ROOM 201
210 Martin Luther King Jr. Blvd., Madison

A. Call to Order

Present 5 - JERRY BOLLIG, MARY KOLAR, AL MATANO, PATRICK MILES, and BOB SALOV

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](#)

recommended for approval as amended

[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](#)

recommended for approval

[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](#)

recommended for approval

[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](#)

recommended for approval

[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](#)

recommended for approval

[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](#)

recommended for approval

[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](#)

recommended for approval as amended

[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](#)

[VeronaFPPJoinPARCELS.pdf](#)

postponed

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](#)

postponed

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](#)

recommended for approval

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](#)

postponed

[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](#)

recommended for approval

[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](#)

recommended for approval as amended

[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](#)

recommended for approval as amended

[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](#)

postponed

[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](#)

recommended for approval as amended

[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](#)

[10725 staff rpt REVISED 7-21-2014.pdf](#)

postponed

[2014
OA-040](#)

**AMENDING CHAPTER 17 OF THE DANE COUNTY CODE OF
ORDINANCES, FLOOD INSURANCE RATE MAP AND ORDINANCE TEXT
UPDATE**

Sponsors: Supervisor MILES

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

recommended for approval as amended

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](#)
[CUP #2274 Town.pdf](#)
[2274 map.pdf](#)
[CUP 2274 APP.pdf](#)

approved with conditions

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](#)

approved

[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](#)

approved

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

Sponsors: Supervisor MILES

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

H. Items Requiring Committee Action

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

Attachments: [7.22.14 letter to ZLR.pdf](#)
[Salvage_Yards.pdf](#)
approved

I. Reports to Committee

[2014
RPT-203](#) Information on the Zoning Administrator determination regarding the permitted
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

adjourned

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.