



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, November 28, 2017

6:30 PM

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

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

#### 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

[11207](#)

PETITION: REZONE 11207

APPLICANT: FEBOCK BROTHERS LLC

LOCATION: SOUTH 3383 STATE HIGHWAY 134, SECTION 36,  
TOWN OF DEERFIELD

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

REASON: creating one residential lot

**Attachments:** [11207 Staff](#)

[11207 Town](#)

[11207 Map](#)

[11207 Density](#)

[11207 WISDOT Memo](#)

[11207 APP](#)

[11208](#) PETITION: REZONE 11208  
APPLICANT: LATSCH IRREV TR, VICTORIA J  
LOCATION: 1439 KRABY ROAD, SECTION 6, TOWN OF  
CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO R-2 Residence  
District, RH-2 Rural Homes District TO R-2 Residence District, A-4  
Agriculture District TO R-2 Residence District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11208 Staff](#)  
[11208 Town](#)  
[11208 Map](#)  
[11208 APP](#)

[11210](#) PETITION: REZONE 11210  
APPLICANT: DONALD L PARRELL  
LOCATION: EAST OF 4579 BLUE MOUNDS TRL, SECTION 3,  
TOWN OF VERMONT  
CHANGE FROM: RH-4 Rural Homes District TO A-1EX Agriculture  
District  
REASON: selling land to adjacent farm

**Attachments:** [11210 Staff](#)  
[11210 Town](#)  
[11210 Map](#)  
[11210 APP](#)

[11211](#) PETITION: REZONE 11211  
APPLICANT: INGRID WEST  
LOCATION: 1053 TAYLOR LN, SECTION 17, TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture  
District  
REASON: less restrictive height for detached ag bldg

**Attachments:** [11211 Staff](#)  
[11211 Town](#)  
[11211 Map](#)  
[11211 APP](#)

[11212](#) PETITION: REZONE 11212  
APPLICANT: STEPHEN P SHANESY  
LOCATION: 4287 GIL'S WAY, SECTION 9, TOWN OF CROSS  
PLAINS  
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture  
District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11212 Staff](#)  
[11212 Map](#)  
[11212 APP](#)

[11213](#) PETITION: REZONE 11213  
APPLICANT: PEOPLES COMMUNITY BANK  
LOCATION: JUST NORTH OF 4952 COUNTY HIGHWAY F, SECTION  
33, TOWN OF BLACK EARTH  
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District  
REASON: rezoned for cropland less than 35 acres.

**Attachments:** [11213 Staff](#)  
[11213 Town](#)  
[11213 Density](#)  
[11213 Map](#)  
[11213 APP](#)

[11214](#) PETITION: REZONE 11214  
APPLICANT: EHLING FAMILY TR  
LOCATION: 4968 REEVE RD, SECTION 31, TOWN OF BLACK  
EARTH  
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture  
District, RH-1 Rural Homes District TO A-2 Agriculture District  
REASON: creating one residential lot

**Attachments:** [11214 Staff](#)  
[11214 Town](#)  
[11214 Map](#)  
[11214 Density](#)  
[11214 APP](#)

[11215](#) PETITION: REZONE 11215  
APPLICANT: COONS CONSTRUCTION OF VERONA LLC  
LOCATION: 3151 SHADY OAK LANE, SECTION 5, TOWN OF VERONA  
CHANGE FROM: RH-4 Rural Homes District TO R-4 Residence District  
REASON: Creation of a condominium plat consisting of 13 single-family units

**Attachments:** [11215 Staff](#)  
[11215 Map](#)  
[11215 City of Madison letter](#)  
[11215 APP](#)

[11216](#) PETITION: REZONE 11216  
APPLICANT: BRUCE HOLOUBEK  
LOCATION: 6636 PURCELL ROAD, SECTION 35, TOWN OF VERONA  
CHANGE FROM: RH-2 Rural Homes District TO RH-3 Rural Homes District, RH-3 Rural Homes District TO RH-2 Rural Homes District  
REASON: shifting of property lines between adjacent land owners

**Attachments:** [11216 Staff](#)  
[11216 Town](#)  
[11216 Map](#)  
[11216 APP](#)

[11217](#) PETITION: REZONE 11217  
APPLICANT: STOLEN FARMS INC  
LOCATION: JUST SOUTH OF 1170 HILLSIDE ROAD, SECTION 11, TOWN OF ALBION  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes District  
REASON: creating one residential lot

**Attachments:** [11217 Staff](#)  
[11217 Town](#)  
[11217 Map](#)  
[11217 Density](#)  
[11217 APP](#)

[11218](#) PETITION: REZONE 11218  
APPLICANT: GARY E THALACKER  
LOCATION: 495 COUNTY HIGHWAY X, SECTION 29, TOWN OF ALBION  
CHANGE FROM: A-1EX Agriculture District TO A-2 (8) Agriculture District  
REASON: separating farm land from residence and farm accessory buildings

**Attachments:** [11218 Staff](#)  
[11218 Density](#)  
[11218 Map](#)  
[11218 APP](#)

[CUP 02398](#) PETITION: CUP 02398  
APPLICANT: DOLORES KOKINOS  
LOCATION: 4447 GOODLAND PARK RD, SECTION 8, TOWN OF DUNN  
CUP DESCRIPTION: bed and breakfast

**Attachments:** [CUP 2398 Staff](#)  
[CUP 2398 Town](#)  
[CUP 2398 Map](#)  
[CUP 02398 APP](#)

[2017 OA-039](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

**Attachments:** [17-82\[Farmland Preservation\]110617](#)  
[FPP Amendment Cover letter Dane County 2016](#)  
[2017 DC FPP Amendments map](#)

**Legislative History**

11/10/17 County Board referred to the Zoning & Land Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

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





[02396](#) PETITION: CUP 02396  
APPLICANT: THOMAS A MARTINSON  
LOCATION: NE OF 4614 COUNTY HIGHWAY A, SECTION 18,  
TOWN OF RUTLAND  
CUP DESCRIPTION: new 199' communication tower

**Attachments:** [CUP 2396 Staff update](#)  
[CUP 2396 RF Engineer Memo](#)  
[CUP 2396 Map](#)  
[CUP 2396 Search Ring](#)  
[CUP 2396 Updated AT&T Search Ring and Site Location for Candidate :](#)  
[CUP 2396 Search Ring Verification Letter](#)  
[CUP 2396 AT&T RF Letter 10-24-17](#)  
[CUP 02396 APP](#)

**Legislative History**

10/24/17 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee

A motion was made by O'LOUGHLIN, seconded by MILES, that this Conditional Use Permit be postponed due to public opposition and no Town action. The motion carried by the following vote: 4-0. Passed

**E. Plats and Certified Survey Maps**

[2017 LD-041](#) Skrenes proposed 4-lot CSM  
Town of Bristol

**Attachments:** [20171010163708](#)  
[20171101092121](#)  
[Bristol Skrenes CSM 10 2017](#)  
[map](#)

[2017 LD-042](#) Final Plat - Tumbledown Farm  
Town of Middleton, Section 29 & 30  
Staff recommends conditional approval.

**Attachments:** [11 14 conditions](#)  
[1707101 Tumbledown Farm Final Plat 2017.10.17](#)  
[TumbledownFarmPrelim](#)  
[map](#)

**F. Resolutions**



## G. Ordinance Amendment

[2017 OA-039](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES,  
AMENDING THE DANE COUNTY FARMLAND PRESERVATION PLAN

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**Legislative History**

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Regulation Committee  
This Ordinance was referred to the Zoning & Land Regulation Committee

## H. Items Requiring Committee Action

[2017 ACT-485](#) Residential Site Plan Approval within the A-1Ex Exclusive Agriculture  
Zoning District  
Douglas Wigglesworth, 7171 Old Hwy 113, Section 24, Town of Dane

**Attachments:** [Staff review Wigglesworth](#)  
[Wigglesworth Site Map](#)  
[Wigglesworth plans](#)

## I. Reports to Committee

## J. Other Business Authorized by Law

## K. Adjourn

*Questions? Contact Majid Allan, Planning and Development Department, 267-2536,  
Allan@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.*