



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Tuesday, July 23, 2019

6:30 PM

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

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. Consideration of Minutes

D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[11432](#)

PETITION: REZONE 11432

APPLICANT: CHARLES L SIEWERT

LOCATION: 301 WEST BELTLINE HIGHWAY, SECTION 35, TOWN OF MADISON

CHANGE FROM: HC Heavy Commercial District TO HC Heavy Commercial District

REASON: remove deed restrictions

Attachments: [11432 Staff Report](#)

[11432 Town](#)

[11432 Map](#)

[11432 APP](#)

[11433](#) PETITION: REZONE 11433
APPLICANT: PETER & CHELSEA SACHS
LOCATION: 3285 NELSON ROAD, SECTION 24, TOWN OF BURKE
CHANGE FROM: NR-C Natural Resource - Conservation District TO
RR-2 Rural Residential District
REASON: creating four residential lots

Attachments: [11433 Staff Report](#)
[11433 City of Madison letter of objection](#)
[11433 wetland determination](#)
[11433 Map](#)
[11433 APP](#)

[11434](#) PETITION: REZONE 11434
APPLICANT: RONALD LUND
LOCATION: 1300 DROTNING ROAD, SECTION 8, TOWN OF
CHRISTIANA
CHANGE FROM: FP-35 General Farmland Preservation District TO
RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11434 Staff Report](#)
[11434 Town](#)
[11434 Density](#)
[11434 Map](#)
[11434 APP](#)

[11435](#) PETITION: REZONE 11435
APPLICANT: RICHARD I FRANDLE
LOCATION: SOUTH OF 5717 OAK PARK ROAD, SECTION 16, TOWN
OF MEDINA
CHANGE FROM: FP-1 Small Lot Farmland Preservation District TO
RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11435 Staff Report](#)
[11435 Town](#)
[11435 Density](#)
[11435 Map](#)
[11435 APP](#)

[11436](#) PETITION: REZONE 11436
APPLICANT: JUSTAMERE FARMS INC
LOCATION: NORTHEAST OF 325 COUNTY HIGHWAY N, SECTION 27, TOWN OF DUNKIRK
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District
REASON: creating one residential lot

Attachments: [11436 Staff Report](#)
[11436 Density](#)
[11436 Revised Lot Layout](#)
[11436 Map](#)
[11436 APP](#)

[11437](#) PETITION: REZONE 11437
APPLICANT: ERIC GROVER
LOCATION: EAST OF 1157 SUNRISE ROAD, SECTION 9, TOWN OF RUTLAND
CHANGE FROM: RM-16 Rural Mixed-Use District TO RR-4 Rural Residential District
REASON: creating two residential lots

Attachments: [11437 Staff Report](#)
[11437 Density \(TDR sending prop\)](#)
[11437 Map](#)
[11437 APP](#)

[11438](#) PETITION: REZONE 11438
APPLICANT: TODD A OLSON
LOCATION: NORTH AND EAST OF 541 ACADEMY DRIVE, SECTION 21, TOWN OF ALBION
CHANGE FROM: HAM-R Hamlet Residential District TO RR-4 Rural Residential District, RR-4 Rural Residential District TO TFR-08 Two Family Residential District
REASON: creating two single-family residential properties and two duplex residential properties

Attachments: [11438 Staff Report](#)
[11438 Town](#)
[11438 Map](#)
[11438 APP](#)

[11439](#) PETITION: REZONE 11439
APPLICANT: LEO G WIPPERFURTH
LOCATION: 8253 COUNTY HIGHWAY V, SECTION 23, TOWN OF ROXBURY
CHANGE FROM: A-1EX Agriculture District to R-1A Residence District
REASON: separating existing residence from farmland

Attachments: [11439 Staff Report](#)
[11439 Town](#)
[11439 Density](#)
[11439 Map](#)
[11439 APP](#)

[11440](#) PETITION: REZONE 11440
APPLICANT: JEFFERY A MONSON
LOCATION: 3185 TIMBER LANE, SECTION 6, TOWN OF VERONA
CHANGE FROM: RH-1 Rural Homes District, A-3 Agriculture District
TO RH-3 Rural Homes District
REASON: shifting of property lines between adjacent land owners

Attachments: [11440 Staff Report](#)
[11440 Town](#)
[11440 Map](#)
[11440 APP](#)

[11441](#) PETITION: REZONE 11441
APPLICANT: DARCY L MULLINS
LOCATION: 4925 OAK PARK ROAD, SECTION 32, TOWN OF MEDINA
CHANGE FROM: FP-35 General Farmland Preservation District TO
RM-16 Rural Mixed-Use District AND RR-4 Rural Residential District
REASON: creating two residential lots

Attachments: [11441 Staff Report](#)
[11441 Town](#)
[11441 Density](#)
[11441 Map](#)
[11441 APP](#)

[11443](#) PETITION: REZONE 11443
APPLICANT: KENNETH WOLLERSHEIM
LOCATION: 8670 COUNTY HIGHWAY G & 1750 STATE HIGHWAY
92, SECTION 34, TOWN OF SPRINGDALE
CHANGE FROM: A-1 Agriculture District TO R-3A Residence District
AND RH-2 Rural Homes District
REASON: creating two residential lots

Attachments: [11443 Staff Report](#)
[11443 Map](#)
[11443 APP](#)

[11445](#) PETITION: REZONE 11445
APPLICANT: PROPERTY OWNERS OF TOWN OF MADISON
LOCATION: TOWN OF MADISON, SECTIONS 12, 31, 35, 36, TOWN
OF MADISON
CHANGE FROM: Various Zoning Changes
REASON: blanket rezone to correct zoning district map

Attachments: [11445 Staff Report](#)
[11445 Town](#)
[11445 APP](#)

[11446](#) PETITION: REZONE 11446
APPLICANT: PROPERTY OWNERS OF TOWN BLOOMING GROVE
LOCATION: TOWN OF BLOOMING GROVE, SECTIONS 13, 24, 26,
TOWN OF BLOOMING GROVE
CHANGE FROM: Various Zoning Changes
REASON: blanket rezone to correct zoning district map

Attachments: [11446 Staff Report](#)
[11446 Town](#)
[11446 APP](#)

[11447](#) PETITION: REZONE 11447
APPLICANT: PROPERTY OWNERS OF TOWN OF BURKE
LOCATION: TOWN OF BURKE, SECTION 3, 7, 9, 15, TOWN OF
BURKE
CHANGE FROM: Various Zoning Changes
REASON: blanket rezone to correct zoning district map

Attachments: [11447 Staff Report](#)
[11447 APP](#)

[11448](#) PETITION: REZONE 11448
APPLICANT: PROPERTY OWNERS - COTTAGE GROVE, TOWN OF
LOCATION: TOWN OF COTTAGE GROVE, SECTIONS 2, 4, 5, 9, 11,
18, 19, 20, 23, 24, 27, 28, 29, 32, 33, 36, TOWN OF COTTAGE
GROVE
CHANGE FROM: Various Zoning Changes
REASON: blanket rezone to correct zoning district map

Attachments: [11448 Staff Report](#)
[11448 Town](#)
[11448 APP](#)

[11449](#) PETITION: REZONE 11449
APPLICANT: PROPERTY OWNERS OF TOWN OF YORK
LOCATION: TOWN OF YORK, SECTIONS 1, 6, 7, 15, 22, 35, 36,
TOWN OF YORK
CHANGE FROM: Various Zoning Changes
REASON: blanket rezone to correct zoning district map

Attachments: [11449 Staff Report](#)
[11449 Town](#)
[11449 APP](#)

[CUP 02473](#) PETITION: CUP 02473
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3487 BOHN ROAD, SECTION 28, TOWN OF VERMONT
CUP DESCRIPTION: outdoor assembly / entertainment

Attachments: [CUP 2473 Staff Report Revised 7-17-2019](#)
[CUP 2473 Map](#)
[CUP 02473 APP](#)

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

6/25/19 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by WEGLEITNER, seconded by PETERS, to postpone
action until Town Action is received. The motion carried by the following vote:
4-0. Passed

[CUP 02472](#)

PETITION: CUP 02472
APPLICANT: MADISON GAS & ELECTRIC COMPANY
LOCATION: 5723 US HIGHWAY 51, SECTION 17, TOWN OF BURKE
CUP DESCRIPTION: Solar Array Farm

Attachments: [CUP 2472 Staff Report](#)

[CUP 2472 Town](#)

[CUP 2472 Map](#)

[11431 CUP 2472 BURKE](#)

Legislative History

6/25/19 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by WEGLEITNER, seconded by PETERS, to postpone
action until Town Action is received. The motion carried by the following vote:
4-0. Passed

F. Plats and Certified Survey Maps

[2019 LD-011](#) Certified Survey Map - Reynold's Properties
Town of Middleton, Section 25
Staff recommends approval of the land division.

Attachments: [Report](#)

[20190718082756](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

[2019 ACT-091](#) Annual review of the following Salvage Recycling Center Licenses pursuant to Dane County Code of Ordinances, Section 10.20(3):
Rowley, John, 1748 Springrose Rd., Verona WI 53593
Diehl, Richard, 5466 Norway Grove School Rd., Deforest WI 53532
Outhouse, Brian, 665 Dead End Rd., Mt Horeb WI 53572
Suter, Steven, 3317 Femrite Dr., Madison WI 53704
Mullarkey, John, 936 Glenway Rd., Oregon WI 53575
Cutrano, Michael, 300 United States Highway 12 & 18, Cambridge WI 53523
Every, Thayer, 298 STH 138, Stoughton, WI 53589
Toothman, David, 4365 Old Stone Rd., Oregon, WI 53575

Attachments: [map 2019](#)
[2019](#)

J. Reports to Committee

[2019 RPT-152](#) Report of Approved CSM's

Attachments: [August 2019](#)

K. Other Business Authorized by Law

L. 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.