



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Monday, December 11, 2017

6:30 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

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

[11221](#)

PETITION: REZONE 11221

APPLICANT: ANDREW J VEUM

LOCATION: 135 HOOPEN ROAD, SECTION 36, TOWN OF CHRISTIANA

CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes District, A-1EX Agriculture District TO RH-4 Rural Homes District, RH-1 Rural Homes District TO RH-4 Rural Homes District

REASON: Expand existing lot

Attachments: [11221 Staff](#)

[11221 Density](#)

[11221 Map](#)

[11221 APP](#)

[11222](#)

PETITION: REZONE 11222
APPLICANT: STEPHEN D FLACH
LOCATION: 8716 RIDGE DRIVE, SECTION 28, TOWN OF
PRIMROSE
CHANGE FROM: A-2 (8) Agriculture District TO RH-3 Rural Homes
District, A-1EX Agriculture District TO RH-3 Rural Homes District,
A-1EX Agriculture District TO A-4 Agriculture District, A-2 Agriculture
District TO A-4 Agriculture District
REASON: separating existing residence from farmland

Attachments: [11222 Staff](#)
[11222 Town](#)
[11222 Map](#)
[11222 APP](#)

[11223](#)

PETITION: REZONE 11223
APPLICANT: JACOB A. REPPEN
LOCATION: 432 ALBION ROAD, SECTION 27, TOWN OF ALBION
CHANGE FROM: A-4 Agriculture District TO RH-4 Rural Homes
District, A-2 (8) Agriculture District TO RH-4 Rural Homes District
REASON: separating existing residence from farmland and creating
one residential lot

Attachments: [11223 Staff](#)
[11223 Town](#)
[11223 Density](#)
[11223 Map](#)
[11223 APP](#)

[11224](#) PETITION: REZONE 11224
APPLICANT: PROPERTIES ON FISH LAKE LLC
LOCATION: WEST OF 8623 SCHOEPP ROAD, SECTION 3, TOWN OF ROXBURY
CHANGE FROM: RH-3 Rural Homes District TO RH-2 Rural Homes District
REASON: creating four residential lots

Attachments: [11224 Staff](#)
[11224 Town](#)
[11224 Map](#)
[Roxbury Land Use Plan](#)
[Roxbury Rural Development policy](#)
[11224 APP](#)

[11225](#) PETITION: REZONE 11225
APPLICANT: STEVEN L JANSON
LOCATION: 4615 STATE HIGHWAY 73, SECTION 4, TOWN OF DEERFIELD
CHANGE FROM: C-2 Commercial District TO RH-3 Rural Homes District, A-1EX Agriculture District TO RH-3 Rural Homes District
REASON: creating one residential lot

Attachments: [11225 Staff](#)
[11225 Town](#)
[11225 Map](#)
[11225 APP](#)

[11226](#) PETITION: REZONE 11226
APPLICANT: LAURA DAVIS
LOCATION: 700 TAYLOR LANE, SECTION 20, TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District
REASON: zoning to allow for a limited family business

Attachments: [11226 CUP 2401 Staff](#)
[11226 CUP 2401 Town](#)
[11226 CUP 2401 Map](#)
[11226 APP](#)

[CUP 02401](#) PETITION: CUP 02401
APPLICANT: LAURA DAVIS
LOCATION: 700 TAYLOR LANE, SECTION 20, TOWN OF DUNKIRK
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture
District
CUP DESCRIPTION: LIMITED FAMILY BUSINESS

Attachments: [11226 CUP 2401 Staff](#)
[11226 CUP 2401 Town](#)
[11226 CUP 2401 Map](#)
[CUP 02401 APP](#)

[11227](#) PETITION: REZONE 11227
APPLICANT: ELLERY JENSEN JR
LOCATION: 2998 GASTON ROAD, SECTION 6, TOWN OF
COTTAGE GROVE
CHANGE FROM: A-2 Agriculture District TO A-2 (4) Agriculture
District
REASON: separating existing residence from farmland

Attachments: [11227 Staff](#)
[11227 Town](#)
[11227 Density](#)
[11227 Map](#)
[11227 APP](#)

[11228](#) PETITION: REZONE 11228
APPLICANT: ROBERT A SWITZKY
LOCATION: 5459 COUNTY HIGHWAY A, SECTION 22, TOWN OF
OREGON
CHANGE FROM: RH-3 Rural Homes District TO A-2 (8) Agriculture
District
REASON: rezone and cup for sanitary fixtures in agricultural
accessory building

Attachments: [11228 CUP 2402 Staff](#)
[11228 CUP 2402 Town](#)
[11228 CUP 2402 Map](#)
[11228 APP](#)

[CUP 02402](#) CUP 02402
APPLICANT: ROBERT A SWITZKY
LOCATION: 5459 COUNTY HIGHWAY A, SECTION 22, TOWN OF OREGON
CHANGE FROM: RH-3 Rural Homes District TO A-2 (8) Agriculture District
CUP DESCRIPTION: REZONE AND CUP FOR SANITARY FIXTURES IN AGRICULTURAL ACCESSORY BUILDING

Attachments: [11228 CUP 2402 Staff](#)
[11228 CUP 2402 Town](#)
[CUP 02402 APP](#)

[11229](#) PETITION: REZONE 11229
APPLICANT: ARINGTON TREE FARM LLC
LOCATION: 1166 TILLUNG DRIVE, SECTION 8, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District, RH-1 Rural Homes District TO RH-2 Rural Homes District
REASON: rezone due to vacation of town road.

Attachments: [11229 Staff](#)
[11229 Map](#)
[11229 Prelim CSM](#)
[11229 APP](#)

[11230](#) PETITION: REZONE 11230
APPLICANT: ERIKA A KLAHN
LOCATION: NORTH OF 4244 STATE HIGHWAY 138, SECTION 5, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating two residential lots

Attachments: [11230 Staff](#)
[11230 Town](#)
[11230 Density](#)
[11230 Prelim CSM](#)
[11230 Map](#)
[11230 APP](#)

[11231](#) PETITION: REZONE 11231
APPLICANT: KLONDIKE FARMS LLC
LOCATION: 1161 FLINT ROAD, SECTION 9, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: creating three lots and separating farm residence from the farmland

Attachments: [11231 Staff](#)
[11231 Town](#)
[11231 Density](#)
[11231 Prelim CSM](#)
[11231 Map](#)
[11231 APP](#)

[11232](#) PETITION: REZONE 11232
APPLICANT: KEVIN J SNITCHLER
LOCATION: 4704 ENCHANTED VALLEY ROAD, SECTION 6, TOWN OF MIDDLETON
CHANGE FROM: A-B Ag-Business District TO A-1 Agriculture District
REASON: removing zoning for a terminated agricultural business

Attachments: [11232 APP](#)
[11232 Map](#)
[11232 Staff](#)
[11232 Town](#)

[11233](#) PETITION: REZONE 11233
APPLICANT: GLENN C REYNOLDS
LOCATION: 1261 COUNTY HIGHWAY U, SECTION 10, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
REASON: zoning to allow for a limited family business

Attachments: [11233 CUP 2403 Staff](#)
[11233 Density](#)
[11233 Town](#)
[11233 CUP 2403 Map](#)
[11233 APP](#)

[CUP 02403](#) PETITION: CUP 02403
APPLICANT: GLENN C REYNOLDS
LOCATION: 1261 COUNTY HIGHWAY U, SECTION 10, TOWN OF PRIMROSE
CHANGE FROM: A-1EX Agriculture District TO A-2 (4) Agriculture District
CUP DESCRIPTION: SPOT REZONE AND CUP FOR LIMITED FAMILY BUSINESS AND SANITARY FIXTURE APPROVALS

Attachments: [11233 CUP 2403 Staff](#)
[CUP 02403 APP](#)
[11233 CUP 2403 Map](#)

[2017 OA-041](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of COTTAGE GROVE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [2017 OA-041](#)
[OA 2017-041 staff memo](#)
[OA 2017-041 land use map](#)
[Cottage Grove Comp Plan Revision](#)

Legislative History

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

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

[11203](#)

PETITION: REZONE 11203
APPLICANT: JEFFERY S MOERKE
LOCATION: SOUTH OF 4626 STATE HIGHWAY 73, SECTION 4,
TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes
District
REASON: creating four residential lots

Attachments: [11203 Staff Update](#)

[11203 Town](#)

[11203 Density](#)

[11203 Revised CSM](#)

[11203 Map revised](#)

[11203 APP](#)

Legislative History

10/24/17	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by O'LOUGHLIN, seconded by MILES, that this Zoning Petition be postponed to allow the applicant time to verify the access point to Hwy 73. The motion carried by the following vote: 4-0 Passed

[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 Update](#)
[11218 Town](#)
[11218 Density](#)
[11218 Map](#)
[11218 APP](#)

Legislative History

11/28/17 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee
A motion was made by MILES, seconded by MATANO, that this Zoning Petition be postponed due to no town action. The motion carried by the following vote:
5-0. Passed

F. Plats and Certified Survey Maps

[2017 LD-043](#) Shared Access Exception - Jeffrey Moerke
Town of Deerfield
Rezone #11203

- Attachments:** [20171205133135](#)
[20171205140630](#)

[2017 LD-040](#) Snitchler proposed 4-lot CSM
Town of Middleton

- Attachments:** [20171010163653](#)
[SnitchlerCSM MiddletonSec6](#)
[map](#)

G. Resolutions

H. Ordinance Amendment

[2017 OA-041](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING AMENDMENTS TO THE Town of COTTAGE GROVE Comprehensive Plan INTO THE DANE COUNTY COMPREHENSIVE PLAN

Attachments: [2017 OA-041](#)
[OA 2017-041 staff memo](#)
[OA 2017-041 land use map](#)
[Cottage Grove Comp Plan Revision](#)

Legislative History

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

I. Items Requiring Committee Action

J. Reports to Committee

[2017 RPT-530](#) Report of approved Certified Survey Maps

Attachments: [Dec 2017](#)

K. Other Business Authorized by Law

L. Adjourn

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

