



# Dane County

## Meeting Agenda - Final

### Zoning & Land Regulation Committee

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Tuesday, May 23, 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. Consideration of Minutes
- D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[11125](#)

PETITION: REZONE 11125 WITHDRAWN  
APPLICANT: PETTIT PROPERTIES LLC  
LOCATION: 318 GOEDE ROAD, SECTION 26, TOWN OF ALBION  
CHANGE FROM: LC-1 Limited Commercial District TO C-2 Commercial District  
REASON: zoning change to allow storage of vehicles and construction equipment

**Attachments:** [11125 Staff](#)

[11125 Map](#)

[11125 App](#)

[11126](#) PETITION: REZONE 11126  
APPLICANT: EDWIN RODENSCHMIT  
LOCATION: SOUTH OF 4455 CELESTIAL CIRCLE, SECTION  
10, TOWN OF CROSS PLAINS  
CHANGE FROM: A-1EX Agriculture District TO RH-3 Rural Homes  
District  
REASON: creating one residential lot

**Attachments:** [11126 Staff](#)  
[11126 Map](#)  
[11126 Density](#)  
[11126 Density Allocation Document](#)  
[11126 App](#)  
[11126 Town](#)

[11127](#) PETITION: REZONE 11127  
APPLICANT: GARY A LEVERENZ  
LOCATION: 5610 ALPINE ROAD, SECTION 33, TOWN OF  
OREGON  
CHANGE FROM: RH-4 Rural Homes District TO A-2 Agriculture  
District  
REASON: agricultural production (apples)

**Attachments:** [11127 Staff](#)  
[11127 Town](#)  
[11127 Map](#)  
[11127 App](#)

[11128](#) PETITION: REZONE 11128  
APPLICANT: DAWN M EVERT  
LOCATION: WEST OF 5631 HODGSON ROAD, SECTION 18,  
TOWN OF MAZOMANIE  
CHANGE FROM: A-2 Agriculture District TO RH-2 Rural Homes  
District, A-2 Agriculture District TO RH-2 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11128 Staff](#)  
[11128 Town](#)  
[11128 TDR Map](#)  
[11128 Density Receiving](#)  
[11128 Density Sending](#)  
[11128 Map](#)  
[11128 App](#)

[11129](#) PETITION: REZONE 11129  
APPLICANT: MDW INVESTMENTS LLC  
LOCATION: 1378 SUTTER ROAD, SECTION 11, TOWN OF  
PERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District, A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11129 Staff](#)  
[11129 Town](#)  
[11129 Density](#)  
[11129 MapREV](#)  
[11129 App](#)

[11130](#) PETITION: REZONE 11130  
APPLICANT: MDW INVESTMENTS LLC  
LOCATION: 10093 SPRING VALLEY DRIVE, SECTION 10,  
TOWN OF PERRY  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District  
REASON: separating existing residence from farmland

**Attachments:** [11130 Staff](#)  
[11130 Town](#)  
[11130 Density](#)  
[11130 Map](#)  
[11130 App](#)

[11131](#) PETITION: REZONE 11131  
APPLICANT: SHANE LEGLER  
LOCATION: 216 GOEDE ROAD, SECTION 35, TOWN OF  
ALBION  
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture  
District  
REASON: allow additional accessory buildings

**Attachments:** [11131 Staff](#)  
[11131 Town](#)  
[11131 Map](#)  
[11131 App](#)

[11132](#) PETITION: REZONE 11132  
APPLICANT: TINA M HAYWARD  
LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF  
RUTLAND  
CHANGE FROM: R-1 Residence District TO A-2 (1) Agriculture  
District  
REASON: zoning to allow for a limited family business

**Attachments:** [11132-CUP 2379 Staff](#)  
[11132 Map](#)  
[11132 App](#)

[CUP 2379](#)

PETITION: CUP 2379  
APPLICANT: TINA M HAYWARD  
LOCATION: 364 PAGELOW LANE, SECTION 30, TOWN OF RUTLAND  
CUP DESCRIPTION: REZONE TO A DISTRICT THAT WILL ALLOW FOR A LIMITED FAMILY BUSINESS-CLEANING BUSINESS

**Attachments:** [11132-CUP 2379 Staff](#)  
[CUP 2379 Map](#)  
[CUP 2379 App](#)

[11134](#)

PETITION: REZONE 11134  
APPLICANT: RICHARD J FAHEY  
LOCATION: 7532 WALTER ROAD, SECTION 29, TOWN OF MONTROSE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating two residential lots

**Attachments:** [11134 Staff](#)  
[11134 Map](#)  
[11134 Density](#)  
[11134 App](#)  
[11134 Town](#)

[11135](#)

PETITION: REZONE 11135  
APPLICANT: DALE & DIANE HELT  
LOCATION: WEST OF 7050 LAVINA ROAD, SECTION 27, TOWN OF DANE  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District  
REASON: creating one residential lot

**Attachments:** [11135 App](#)  
[11135 Density Receiving](#)  
[11135 Density Sending](#)  
[11135 Map](#)  
[11135 Staff](#)  
[11135 TDR Map](#)  
[11135 Town](#)

[11136](#) PETITION: REZONE 11136  
APPLICANT: SCREAMIN' NORWEGIAN FARMS LLC  
LOCATION: 1924 US HIGHWAY 12 & 18, SECTION 35, TOWN  
OF COTTAGE GROVE  
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence  
District, A-1EX Agriculture District TO R-3A Residence District  
REASON: separating existing residences from farmland

**Attachments:** [11136 Staff](#)  
[11136 Town](#)  
[11136 Density\\_2](#)  
[11136 Map](#)  
[11136 App](#)

[11137](#) PETITION: REZONE 11137  
APPLICANT: LUCY S KURT-MANHART  
LOCATION: 5899 COUNTY HIGHWAY CV, SECTION 8, TOWN  
OF BURKE  
CHANGE FROM: A-1 Agriculture District TO RH-4 Rural Homes  
District, A-1 Agriculture District TO R-1 Residence District  
REASON: separating existing residences from farmland

**Attachments:** [11137 Staff](#)  
[11137 App](#)  
[11137 Map](#)

[11138](#) PETITION: REZONE 11138  
APPLICANT: SZUDY TR, LEONARD A  
LOCATION: NORTHEAST OF 6474 COOKE ROAD, SECTION  
36, TOWN OF MAZOMANIE  
CHANGE FROM: A-1EX Agriculture District TO RH-4 Rural Homes  
District  
REASON: creating one residential lot and one agricultural lot

**Attachments:** [11138 Staff](#)  
[11138 Town](#)  
[11138 Density](#)  
[11138 App](#)  
[11138 Map](#)

[CUP 2377](#)

PETITION: CUP 2377  
APPLICANT: BOARD OF REGENTS UNIVERSITY OF  
WISCONSIN-MADISON  
LOCATION: 3725 SCHNEIDER DRIVE, SECTION 27, TOWN OF  
DUNN  
CUP DESCRIPTION: high and low ropes course - governmental  
use

**Attachments:** [CUP 2377 Staff](#)  
[CUP 2377 Town](#)  
[CUP 2377 Map](#)  
[CUP 2377 App](#)

[CUP 2378](#)

PETITION: CUP 2378  
APPLICANT: LEAH H ZIEMBA  
LOCATION: 1397 HILLSIDE ROAD, SECTION 2, TOWN OF  
ALBION  
CUP DESCRIPTION: allowing additional animal units on property

**Attachments:** [CUP 2378 Staff](#)  
[CUP 2378 Town](#)  
[CUP 2378 Map](#)  
[CUP 2378 App](#)

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

[11071](#) PETITION: REZONE 11071  
APPLICANT: VETESNIK ENTERPRISES LLC  
LOCATION: 4246 DAENTL ROAD, SECTION 5, TOWN OF  
BURKE  
CHANGE FROM: A-2 (2) Agriculture District TO C-2 Commercial  
District  
REASON: compliance for outdoor sales display

**Attachments:** [11071 Staff Update](#)  
[11071 north display area](#)  
[11071 deed restriction\\_rev 5-15-17](#)  
[11071 Town](#)  
[11071 City Approve Ltr](#)  
[11071 Violation Letter](#)  
[11071 App](#)

**Legislative History**

12/13/16 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee

A motion was made by BOLLIG, seconded by MATANO, that this Zoning  
Petition be postponed until such time as the City of Madison approves the  
termination of the existing deed restriction prohibiting temporary or permanent  
structures on the property. The motion carried by the following vote: 3-0.  
Passed

5/9/17 Zoning & Land Regulation postponed to the Zoning & Land  
Committee Regulation Committee

A motion was made by O'LOUGHLIN, seconded by MILES, that this Zoning  
Petition be postponed to the March 23rd Zoning and Land Regulation  
Committee meeting. The motion carried by the following vote: 5-0.  
Supervisor Matano requested that a maximum number of objects be identified  
for the outdoor display areas. Passed

**F. Plats and Certified Survey Maps**

[2017 LD-002](#) Final Plat - Woods Farm  
City of Madison  
Staff recommends a certification of non-objection.

**Attachments:** [Untitled](#)  
[27660 Woods Farm](#)



[2017 LD-003](#) Final Plat - Spruce Hollow Replat No. 1  
Town of Middleton  
Staff recommends conditional approval.

**Attachments:** [map](#)  
[5.23.17 conditional](#)  
[17-05](#)  
[Spruce Hollow Replat review memo](#)

[2017 LD-005](#) Kavon proposed 2-lot Certified Survey Map  
Town of Verona, Section 16

**Attachments:** [map](#)  
[20170508072840](#)

[2017 LD-004](#) Watts Family proposed 2-lot Certified Survey Map  
Town of Middleton, Section 30

**Attachments:** [map](#)  
[CSM10001MiddletonSection30](#)  
[20170505130525](#)

## G. Resolutions

## H. Ordinance Amendment

## I. Items Requiring Committee Action

## J. Reports to Committee

[2017 RPT-121](#) Report of approved Certified Survey Maps

**Attachments:** [May 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.*