



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Tuesday, August 25, 2015

7:00 PM

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

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

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

[10864](#)

PETITION: REZONE 10864
APPLICANT: REX A CONNELLY
LOCATION: 958 SHERMAN DR, SECTION 28, TOWN OF MEDINA
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes District
REASON: zoning compliance for existing buildings

Attachments:

[10864 Staff](#)

[10864 Town](#)

[10864 Map](#)

[10864 App](#)

[10866](#)

PETITION: REZONE 10866
APPLICANT: CARMON S WILSON
LOCATION: 2101 SUGAR RIVER ROAD, SECTION 29, TOWN OF VERONA
CHANGE FROM: A-2 (1) Agriculture District TO A-1EX Agriculture District
REASON: consolidate all acreage into one agricultural property.

Attachments:

[10866 Staff](#)

[10866 Town](#)

[10866 Map](#)

[10866 App](#)

[10867](#)

PETITION: REZONE 10867
APPLICANT: MEINHOLZ LIVING TR
LOCATION: 5355 COUNTY HIGHWAY F, SECTION 23, TOWN OF BLACK EARTH
CHANGE FROM: A-2 Agriculture District TO A-2 (2) Agriculture District, A-2 Agriculture District
TO A-4 Small Lot Exclusive Agriculture District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10867 Staff](#)
[10867 App](#)
[10867 Map](#)

[10868](#)

PETITION: REZONE 10868
APPLICANT: LOREEN B KEMPFER
LOCATION: 3781 TOKEN RD., SECTION 3, TOWN OF BURKE
CHANGE FROM: R-1 Residence District TO R-3 Residence District
REASON: less restrictive rear yard setback

Attachments:

[10868 Staff](#)
[10868 Town](#)
[10868 Map](#)
[10868 App](#)

[10869](#)

PETITION: REZONE 10869
APPLICANT: JUDY L BREUNIG
LOCATION: 7454 BITNEY RD, SECTION 18, TOWN OF DANE
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District
REASON: shifting of property lines between adjacent land owners

Attachments:

[10869 Staff](#)
[10869 Town](#)
[10869 Map](#)
[10869 App](#)

[10870](#)

PETITION: REZONE 10870
APPLICANT: CORY W GEHLING
LOCATION: 6400 LODI-SPRINGFIELD ROAD, SECTION 33, TOWN OF DANE
CHANGE FROM: LC-1 Limited Commercial Dist TO A-2 (8) Agriculture District, A-1EX
Agriculture District TO LC-1 Limited Commercial Dist, A-1EX Agriculture District TO A-2 (8)
Agriculture District
REASON: correct LC-1 zoning map boundaries and bring property into compliance

Attachments:

[10870 Staff](#)
[10870 Town](#)
[10870 Map](#)
[10870 App](#)
[10870 App revised](#)

[10871](#)

PETITION: REZONE 10871
APPLICANT: TYLER SPIEGEL
LOCATION: 1222 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND
CHANGE FROM: C-2 Commercial District TO C-2 Commercial District
REASON: amend restrictions to allow sale of motor vehicles and retail sales

Attachments:

[10871 Staff](#)
[10871 Town](#)
[10871 Map](#)
[10871 App](#)

[10872](#)

PETITION: REZONE 10872
APPLICANT: MARK & RHONDA WETHAL
LOCATION: 3758 OLD STAGE ROAD, SECTION 34, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture
District TO RH-2 Rural Homes District
REASON: separating existing residence from farmland

Attachments:

[10872 Staff](#)
[10872 Town](#)
[10872 Density](#)
[10872 Map](#)
[10872 App](#)

[10873](#)

PETITION: REZONE 10873
APPLICANT: DCW INVESTMENT LLC
LOCATION: EAST OF 3614 OF OLD STAGE ROAD, SECTION 35, TOWN OF RUTLAND
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments:

[10873 Staff](#)

[10873 Town](#)

[10873 Density](#)

[10873 Map](#)

[10873 App](#)

[10874](#)

PETITION: REZONE 10874
APPLICANT: MIDTHUN BROTHERS
LOCATION: 5320 CUBA VALLEY ROAD, SECTION 27, TOWN OF VIENNA
CHANGE FROM: A-1EX Agriculture District TO A-2 (2) Agriculture District
REASON: separating existing residence from farmland

Attachments:

[10874 Staff](#)

[10874 Town](#)

[10874 Density](#)

[10874 Map](#)

[10874 App](#)

[10875](#)

PETITION: REZONE 10875
APPLICANT: CHERI L TRICK
LOCATION: 34 CRAIG ROAD, SECTION 12, TOWN OF ALBION
CHANGE FROM: RH-1 Rural Homes District TO R-3A Residence District
REASON: rezoning to a district that supports duplex uses

Attachments:

[10875 Staff](#)

[10875 Town](#)

[10875 Density](#)

[10875 Map](#)

[10875 App](#)

[10876](#)

PETITION: REZONE 10876
APPLICANT: RICHARD W VEDVIG
LOCATION: 979 COUNTY HIGHWAY A, SECTION 9, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO C-2 Commercial District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: conveying part of agricultural land to adjacent commercial property owner and also state acquired part of parcel dropping it below 35 acres.

Attachments:

[10876 Staff](#)

[10876 Town](#)

[10876 Map](#)

[10876 App](#)

[10877](#)

PETITION: REZONE 10877
APPLICANT: TURKEY ROAD FARM LLC
LOCATION: SOUTH OF 9501 TURKEY ROAD, SECTION 30, TOWN OF BERRY
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments:

[10877 Staff](#)

[10877 Town](#)

[10877 Density](#)

[10877 Map](#)

[10877 App](#)

[10878](#)

PETITION: REZONE 10878
APPLICANT: 6343 NESBITT ROAD LLC
LOCATION: 6343 NESBITT ROAD, SECTION 12, TOWN OF VERONA
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District
REASON: major & minor repairs to motor vehicles

Attachments:

[10878 Staff](#)

[10878 Town](#)

[10878 Map](#)

[10878 App](#)

[10879](#) PETITION: REZONE 10879
APPLICANT: PARKER J ELLINGSON JR
LOCATION: 1905 BARBER DR, SECTION 26, TOWN OF DUNN
CHANGE FROM: A-2 (8) Agriculture District TO R-2 Residence District
REASON: shifting of property lines between adjacent land owners

Attachments: [10879 Staff](#)
[10879 Map](#)
[10879 App](#)

[10880](#) PETITION: REZONE 10880
APPLICANT: MID-TOWN CENTER LLC
LOCATION: NORTH AND WEST OF 2700 RIMROCK ROAD, SECTION 36, TOWN OF
MADISON
CHANGE FROM: C-1 Commercial District TO B-1 Local Business District
REASON: Less restrictive setback requirement

Attachments: [10880 Staff](#)
[10880 Town](#)
[Southdale Neighborhood Plan](#)
[10880 Map](#)
[B-1 factsheet](#)
[C-1 factsheet](#)
[10880 App](#)

[10881](#) PETITION: REZONE 10881
APPLICANT: RICKY A RICE
LOCATION: 2819 COUNTY HIGHWAY T, SECTION 29, TOWN OF SUN PRAIRIE
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: separating residence from the farmland and creation of one residential lot

[10882](#) PETITION: REZONE 10882
APPLICANT: GREGORY H HEISIG
LOCATION: 2074 US HIGHWAY 12 & 18, SECTION 35, TOWN OF COTTAGE GROVE
CHANGE FROM: RH-1 Rural Homes District TO A-1EX Agriculture District, A-1EX Agriculture
District TO RH-1 Rural Homes District
REASON: shifting of property lines between adjacent land owners

[10883](#)

PETITION: REZONE 10883
APPLICANT: ANNE L APLIN
LOCATION: 4355 KRUEGER RD, SECTION 11, TOWN OF DEERFIELD
CHANGE FROM: A-1EX Agriculture District TO RE-1 Recreational District, A-1EX Agriculture District TO R-1A Residence District, A-1EX Agriculture District TO A-2 Agriculture District
REASON: shifting of property lines between adjacent land owners and creation of one residential lot

Attachments:

[10883 Staff](#)
[10883 Town](#)
[10883 Density](#)
[10883 Map](#)
[10883 App](#)

[10884](#)

PETITION: REZONE 10884
APPLICANT: ROGER J OLSON
LOCATION: WEST OF 686 ALBION RD, SECTION 21, TOWN OF ALBION
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating one residential lot

Attachments:

[10884 Staff](#)
[10884 Town](#)
[10884 Density](#)
[10884 Map](#)
[10884 App](#)

[CUP 2322](#)

PETITION: CUP 2322
APPLICANT: DANE COUNTY
LOCATION: 773 SILVER LANE, SECTIONS 13, 24, TOWN OF ALBION
CUP DESCRIPTION: governmental use as county park

Attachments:

[CUP 2322 Staff](#)
[CUP 2322 Town](#)
[CUP 2322 Map](#)
[2322 App](#)

[CUP 2310](#)

PETITION: CUP 2310

APPLICANT: ROBERT D NEERLAND

LOCATION: 7993 COUNTY HIGHWAY G, SECTION 25, TOWN OF SPRINGDALE

CUP DESCRIPTION: pest control business

Attachments:

[CUP 2310 Staff update](#)

[CUP 2310 Town.pdf](#)

[CUP 2310 map.pdf](#)

[CUP 2310 App.pdf](#)

Legislative History

5/26/15	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by SALOV, seconded by BOLLIG, to postpone action on the Conditional Use Permit until the Town Action Report is received. The motion carried by a voice vote.

In Favor: Jeff Neerland

Opposed: Jeff Smith stated that the proposal will need to be in compliance with the policies found in the Town of Springdale Comprehensive Plan. Passed

[2015 OA-014](#) AMENDING CHAPTER 82 OF THE DANE COUNTY CODE OF ORDINANCES, INCORPORATING THE TOWN OF SPRINGFIELD COMPREHENSIVE PLAN INTO THE DANE COUNTY COMPREHENSIVE PLAN

Sponsors: CORRIGAN, RIPP, BOLLIG, KOLAR, MATANO, McCARVILLE, MILES, NELSON, PAN, PERTL, RITT and SALOV

Attachments: [Springfield OA-014](#)
[Staff Memo](#)
[Plan Amendment Text Changes](#)
[Town Transmittal Letter](#)

Legislative History

7/17/15	County Board	referred to the Zoning & Land Regulation Committee
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This Ordinance was referred to the Zoning & Land Regulation Committee

J. Reports to Committee

[2015 ACT-236](#) Renewal of Salvage Recycling licenses pursuant to Section 10.20 of the Dane County Zoning Ordinance.

Attachments: [8.25](#)

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.